



Paid
APR 24 2023

Lake Odessa
Page Memorial Building
839 Fourth Avenue
Lake Odessa, MI 48849

pd # 356002
ck # 1054 888

Phone: (616) 374-7110 Fax: (616) 374-0040 website: www.lakeodessa.org

Site Plan Review Application

This application must be completed in full and approved by the Lake Odessa Planning Commission before beginning any construction, excavation or use regulated by the Lake Odessa Zoning Ordinance

Proposed Request: Special Use Permit Commercial Industrial Residential

Condos _____
Apartments _____

Property Information

Address 826 Third Ave
Parcel Tax ID Number 34-101-200-001-060-10 Number of Acres or Square Feet 5.8 Acres
34-101-200-000-655-00

Legal Description (use attachments if needed)
See attached

Applicant Information

Name Lee Stuart
Address 7357 Woodland Rd
City Lake Odessa State MI Zip 48849
Phone Numbers (269) 275-4989 () ()

Property Owner Information (if different from applicant)

Name Stuart Ventures LLC
Address 7357 Woodland Rd
City Lake Odessa State MI Zip 48849
Phone Numbers (269) 275-4989 () ()

Site Plan Review Application (page 2)

Present Zoning District

MF Multi Family

Present Use of the Property

Vacant Land

Site Plan (see zoning ordinance section 36.66 for details)

Include a site plan showing the location of the proposed use, any existing structures or the proposed location of any new construction or additions. Site plans must contain all of the information required in the Lake Odessa Zoning Ordinance.

Affidavit

I certify and affirm that I am the property or building owner or the owner's authorized agent and that I agree to conform to applicable zoning laws of the Village of Lake Odessa. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Village representatives to visit this location.

Signature Agent Lee Stuart for Stuart Ventures LLC Date 4-24-23
Signature Owner Lee Stuart Date 4-24-23

Office / Zoning Administrator Use

Fee paid \$350 ch # 1054 Union Bank per office Date 4-24-23

Application Approved _____ Date _____

Conditions of Approval _____

Application Denied _____ Date _____

Reason for Denial _____

Zoning Administrator Signature _____ Date _____

Payment must be made directly to treasurer's name shown on this tax bill.

2022 Winter Tax Bill 101-200-001-060-10

Owner's Name:
STUART VENTURES LLC
-Property Address-
826 THIRD AVE
LAKE ODESSA, MI 48849
DUE DATE: 02/14/2023

Contact your treasurer at:
SHARON ROHRBACHER, TREAS
3862 LAUREL DRIVE, PO BOX 566
LAKE ODESSA, MI 48849
(616) 374-4237 EXT. 11

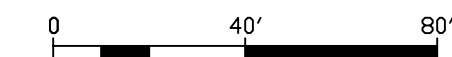
TAXPAYER NOTE: You may still owe your 2022 Summer taxes. Summer taxes are payable to Twp. Treas. until 2-28-23 (late payments must include 1% monthly interest or fraction thereof on unpaid balance after 9-14-22). Also add 1.3% penalty after 2-15-23 is applicable if indicated above.

Tax Description: TAXES@ODESSATOWNSHIP.ORG

VILLAGE OF LAKE ODESSA BLOCK 22 LOTS 1-2-3 & 10-11-12 & BLOCK 23 LOTS 1-2-3-4 & 9-10-11-12 & BLOCK 24 LOTS 1-2-3-4 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 01/19/2018 FROM 101-200-001-060-00, 101-200-001-090-00, 101-200-001-095-00, 101-200-001-115-00, 101-200-001-120-00;

Note: If Description is incomplete, balance is on file in treasurer's office.
% Declared as P.R.E: 0.0000 % P.R.E. Exemption Has Reduced This Bill By: 0.00

TAXPAYER NOTE: If this is not your property, please return to treasurer at address shown in upper left corner of this bill. Thank you.



COMMUNITY CONDOS OF LAKE ODESSA BUILDING PROGRAMMING
Areas to be confirmed with final building plans

Phase	Building #	Stories	Total Units	Units/Type	Unit Type	Unit SFT	Total SFT	Total Bldg SFT	Total SFT
Phase 1A	1	1	5	3	2 bed, 1-1/2 bath	1,082	3,246	6,744	
				2	2 bed, 1-1/2 bath w/ basement	1,082	3,498		
Phase 1B	2	2	8	2	2 bed, 1-1/2 bath	1,047	2,094	9,950	
				2	2 bed, 1-1/2 bath w/ basement	1,714	3,428		
				4	2 bed, 1-1/2 bath w/ basement	1,107	4,428		
Phase 1C	3	1	4	2	2 bed, 1-1/2 bath	1,875	3,750	5,580	22,274
				2	2 bed, 1-1/2 bath	915	1,830		
Phase 2	4	2	8	4	2 bed, 1-1/2 bath	1,047	4,188	8,616	
				4	2 bed, 1-1/2 bath (2nd Level)	1,107	4,428		
	5	2	8	4	1 bed, 1-1/2 bath	850	3,400	5,880	
				4	Efficiency	550	2,200		
	6	2	8	2	Shared stairs	280		5,880	
				4	1 bed, 1-1/2 bath	850	3,400		
	7	2	8	4	Efficiency	550	2,200	5,880	
				2	Shared stairs	280			
	8	1	1	1	Storage Building	550	550	550	26,256
	Total Development Plan			49					49080

NOTE:
BUILDING 1&3 ARE 21'-0" TALL
BUILDING 2,4,5,6,7 ARE 29'-0" TALL

HATCH LEGEND

- Building footprint
- Drives. & pavement * a. (Surrounding buildings 1,2&3)
- Drives. & pavement * b. (Pervious surface over storm water easement)
- Walking paths

AREA CALCULATION

Overall site acreage	248,898.47 sf	100 %
Building footprint	39,511 sf	15,8 %
Drives. & pavement * a. (Surrounding buildings 1,2&3)	12,689.03 sf	5,1 %
Drives. & pavement * b. (Pervious surface over storm water easement)	48,803.12 sf	17,8 %
Green area	130,720.76 sf	53 %
Walking paths.	10,118.73 sf	4,1 %

PREPARED FOR:
Stuart Ventures and
Tall Tree Realty and Property Management.

PROJECT ADDRESS:
826 3rd Ave, Lake Odessa, MI 48849

PROJECT NAME:
Community Condos of
Lake Odessa

ISSUE DATES:
7-28-23 ISSUED FOR
MUNICIPAL REVIEW

DRAWN BY:
CHECKED BY:
DATE: 08/03/23

PAGE #
1

SITE PLAN

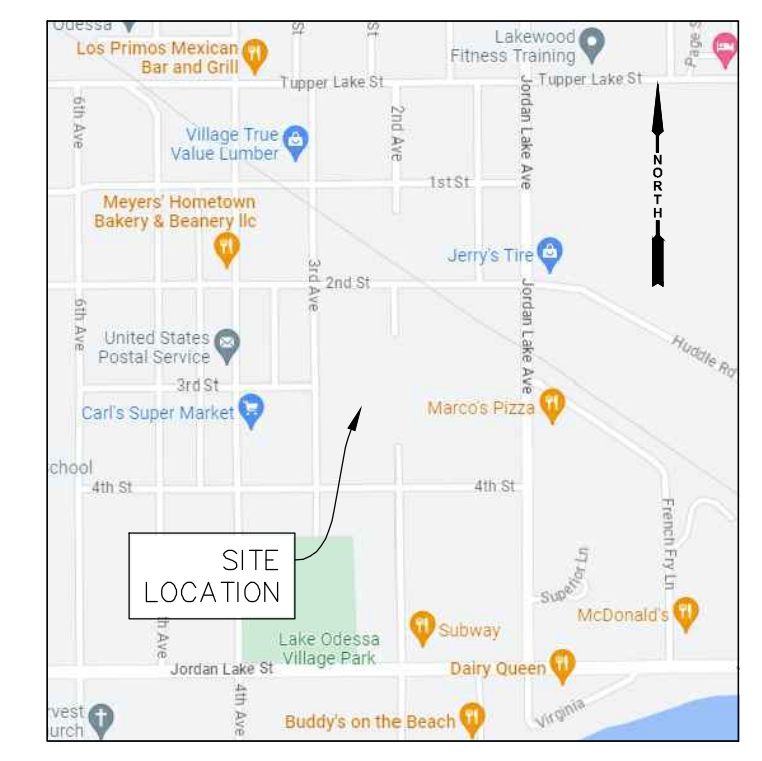
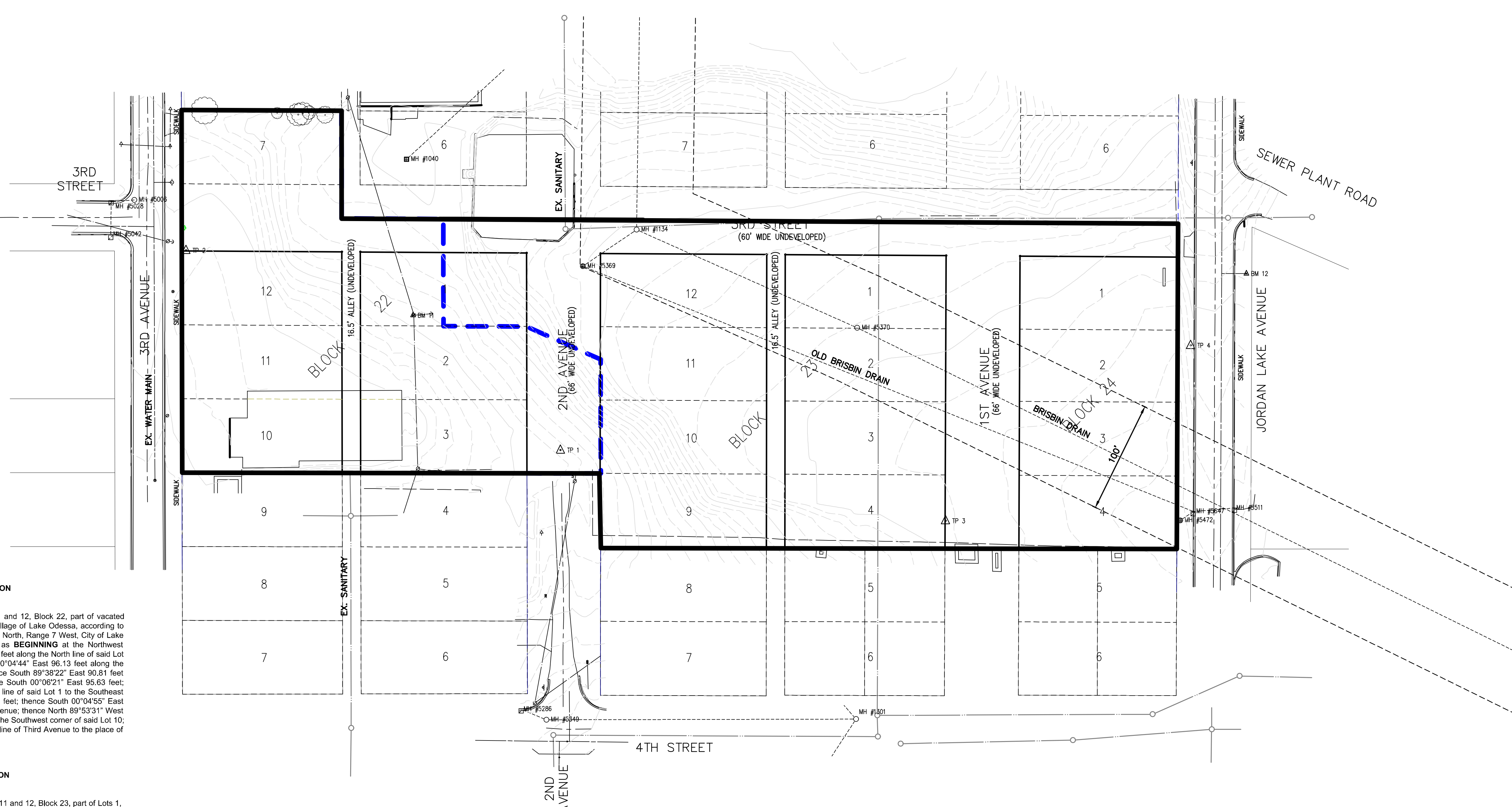
MH# 1040 TYPE: STORM COVER: FLAT GRATE RM= 844.16 12" VCP NE INV.=842.16	MH# 1302 TYPE: SANITARY COVER: SOLID RM= 826.41	MH# 5047 TYPE: STORM COVER: CURB INLET RM= 826.04 18" RCP W INV.=821.14 12" RCP N INV.=821.24 6" PVC SW INV.=822.83 18" RCP E INV.=821.04
MH# 1063 TYPE: SANITARY COVER: SOLID RM= 852.01 6" VCP E INV.=842.11 6" VCP N INV.=842.01 6" VCP W INV.=842.11 6" VCP S INV.=841.91	MH# 1303 TYPE: SANITARY COVER: SOLID RM= 850.00	MH# 5053 TYPE: SANITARY COVER: SOLID RM= 833.29 8" VCP NW INV.=824.29 8" VCP N INV.=823.39 12" PVC E INV.=822.29 12" PVC W INV.=822.39
MH# 1054 TYPE: SANITARY COVER: SOLID RM= 844.68 10" PVC S INV.=832.88 10" PVC N INV.=832.98	MH# 1304 TYPE: STORM COVER: BEEHIVE RM= 818.71 48" RCP E INV.=811.81 48" RCP W INV.=811.91	MH# 5066 TYPE: STORM COVER: SOLID RM= 854.87 12" SLC N INV.=850.67 8" PVC W INV.=850.77
MH# 1154 TYPE: STORM COVER: SOLID RM= 834.10 48" RCP N INV.=825.20 18" RCP SW INV.=827.10 48" RCP E INV.=825.10	MH# 5006 TYPE: STORM COVER: SOLID RM= 854.87 12" SLC N INV.=850.67 8" PVC W INV.=850.77	MH# 5755 TYPE: SANITARY COVER: SOLID RM= 833.62 8" VCP S INV.=823.22 8" VCP W INV.=823.02 8" VCP E INV.=822.92
MH# 1180 TYPE: SANITARY COVER: SOLID RM= 830.11 15" PVC S INV.=823.11 15" PVC E INV.=822.61	MH# 5028 TYPE: STORM COVER: CURB INLET RM= 855.21 8" PVC E INV.=850.81 8" VCP S INV.=851.01	
MH# 1181 TYPE: SANITARY COVER: SOLID RM= 829.73 15" PVC N INV.=823.33 15" PVC W INV.=823.33	MH# 5042 TYPE: STORM COVER: CURB INLET RM= 855.56 8" VCP N INV.=852.06	
MH# 1182 TYPE: SANITARY COVER: SOLID RM= 828.73 6" PVC E INV.=822.03	MH# 5286 TYPE: STORM COVER: CURB INLET RM= 841.97 12" RCP SE INV.=836.17	
MH# 1183 TYPE: SANITARY COVER: SOLID RM= 825.76 6" PVC W INV.=820.56 6" PVC E INV.=817.66	MH# 5349 TYPE: STORM COVER: SOLID RM= 841.45 18" RCP W INV.=835.35 18" RCP E INV.=835.25 12" RCP NW INV.=835.45	
MH# 1184 TYPE: SANITARY COVER: SOLID RM= 824.70 15" PVC W INV.=819.40 15" PVC NE INV.=819.30	MH# 5350 TYPE: SANITARY COVER: SOLID RM= 840.72 15" PVC S INV.=824.02 15" PVC E INV.=823.92	
MH# 1185 TYPE: SANITARY COVER: SOLID RM= 824.31 6" VCP S INV.=816.21 6" VCP E INV.=816.31 6" VCP W INV.=816.31 6" VCP N INV.=817.11	MH# 5369 TYPE: STORM COVER: BEEHIVE RM= 834.79 18" RCP NW INV.=829.99 18" RCP NE INV.=829.89 18" RCP E INV.=829.89	
MH# 1186 TYPE: SANITARY COVER: SOLID RM= 824.96 15" PVC E INV.=818.86 15" PVC SW INV.=819.06	MH# 5370 TYPE: STORM COVER: SOLID RM= 830.49 48" RCP W INV.=818.99 48" RCP E INV.=818.79	
MH# 1199 TYPE: SANITARY COVER: SOLID RM= 839.25 18" RCP E INV.=825.87 18" RCP W INV.=825.97 12" RCP NW INV.=826.07 12" RCP SW INV.=826.07	MH# 5472 TYPE: STORM COVER: BEEHIVE RM= 824.79	
MH# 1301 TYPE: STORM COVER: SOLID RM= 831.07 18" RCP E INV.=825.87 18" RCP W INV.=825.97 12" RCP NW INV.=826.07 12" RCP SW INV.=826.07	MH# 5551 TYPE: STORM COVER: CURB INLET RM= NAN 18" RCP E INV.=NAN 18" RCP W INV.=NAN	

**PROPERTY DESCRIPTION
Phase 1**

That part of Lot 7, Block 15, part of Lots 1, 2, 3, 10, 11 and 12, Block 22, part of vacated Third Street and part of vacated Second Avenue, The Village of Lake Odessa, according to the recorded plat thereof, all being in Section 33, Town 5 North, Range 7 West, City of Lake Odessa, Ionia County, Michigan, and being described as **BEGINNING** at the Northwest corner of said Lot 7; thence South 89°36'26" East 142.98 feet along the North line of said Lot 7 to the Northeast corner of said Lot 7; thence South 00°04'44" East 96.13 feet along the East line of said Lot 7 and its Southerly extension; thence South 89°38'22" East 90.81 feet along the centerline of said vacated Third Street; thence South 00°06'21" East 95.63 feet; thence South 89°43'25" East 74.30 feet along the South line of said Lot 1 to the Southeast corner of said Lot 1; thence South 63°25'48" East 73.85 feet; thence South 00°04'55" East 98.14 feet along the East line of said vacated Second Avenue; thence North 89°53'31" West 374.13 feet along the South line of said Lots 3 and 10 to the Southwest corner of said Lot 10; thence North 00°04'44" West 324.14 feet along the East line of Third Avenue to the place of beginning.

**PROPERTY DESCRIPTION
Phase 2**

That part of Lot 1, Block 22, part of Lots 1, 2, 3, 4, 9, 10, 11 and 12, Block 23, part of Lots 1, 2, 3 and 4, Block 24, part of vacated Third Street, part of vacated First Avenue and part of vacated Second Avenue, The Village of Lake Odessa, according to the recorded plat thereof, all being in Section 33, Town 5 North, Range 7 West, City of Lake Odessa, Ionia County, Michigan, and being described as **BEGINNING** at the Southwest corner of said Lot 9; thence North 00°04'55" West 163.56 feet along the East line of said vacated Second Avenue; thence North 63°25'48" West 73.85 feet to the Southeast corner of said Lot 1 of Block 22; thence North 89°43'25" West 74.30 feet; thence North 00°06'21" West 95.63 feet; thence East along the centerline of said vacated Third Street to the West line of Jordan Lake Avenue (a 66' wide public right-of-way); thence South to the Southeast corner of said Lot 4 of Block 24; thence West along the South line of said Lot 4 of Block 24 and said Lots 4 and 9 of Block 23 to the place of beginning.



0 25 50
PLAN SCALE: 1" = 50'
811
Know what's below.
Call before you dig.

PLAN REVISIONS
7-21-23 ISSUED FOR REVIEW
7-28-23 ISSUED FOR MUNICIPAL REVIEW

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mail@moorebruggink.com

**OVERALL SITE SURVEY
FOR
COMMUNITY CONDOS**
LAKE ODESSA, IONIA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M & B
PROJECT NO.
230169.01
DESIGN DRAWN BY:
ADD
DESIGNED BY:
ZSV
CHECKED BY:
ZSV
PLAN DATE:
7-20-2023
SHEET NUMBER
2 OF 5

BENCHMARKS - NAVD88
 ELEVATION - 855.88
 RAILROAD SPIKE IN EAST SIDE OF
 UTILITY POLE, LOCATED 18± EAST OF
 THE C/L OF 3RD AVENUE & 18± SOUTH
 OF THE C/L OF 3RD STREET.
 (0.5' ABOVE GROUND)

CONTROL POINTS - MI SOUTH SPCS NAD83

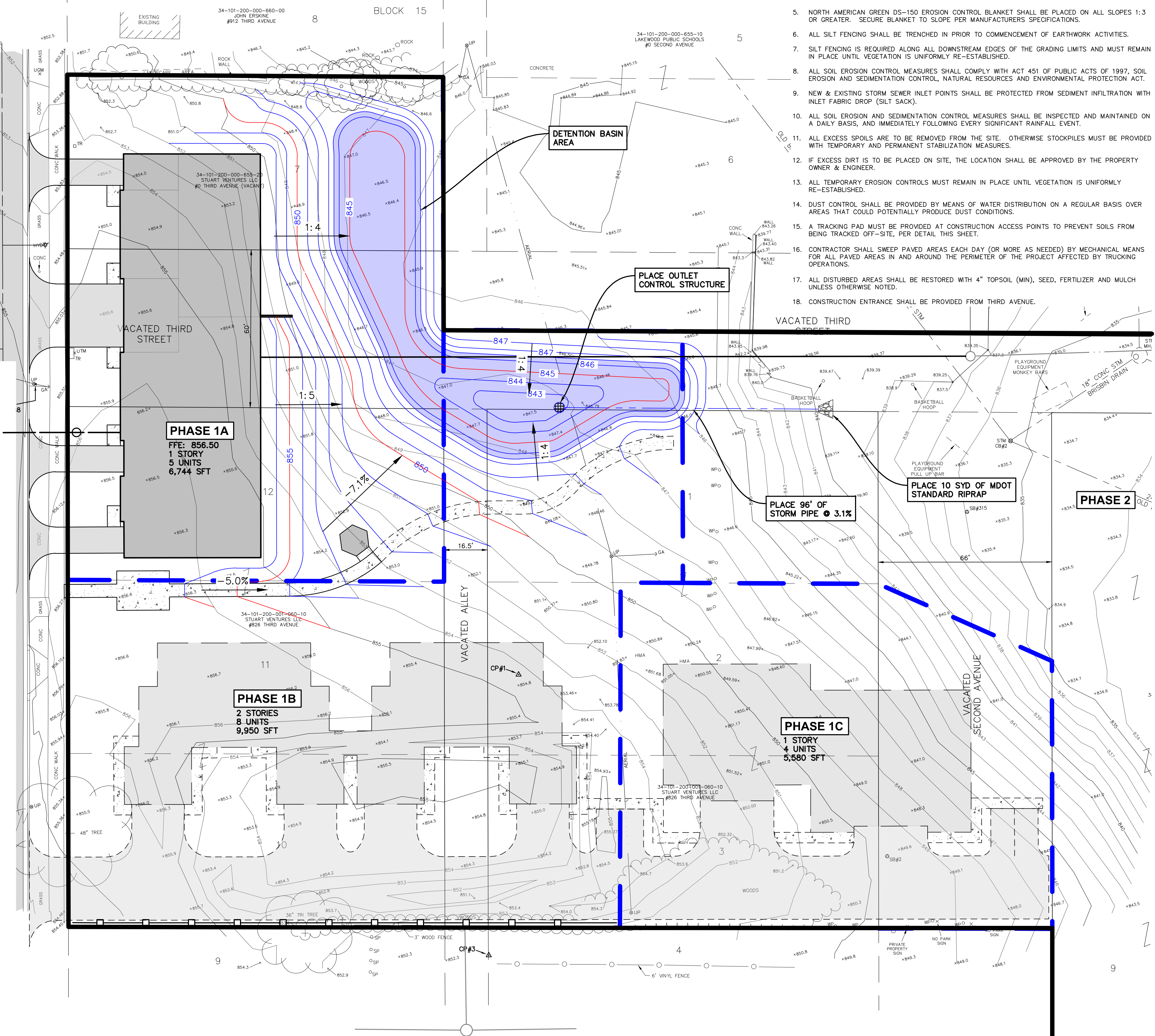
CP#1	CP#2	CP#3
M+B RED CAP	M+B RED CAP	M+B RED CAP
N 467682.8903	N 467807.7226	N 467568.1520
E 12916814.0494	E 12916592.2637	E 12916802.6811
ELEV 854.69	ELEV 852.54	ELEV 852.09

EXISTING UNDERGROUND UTILITY DATA

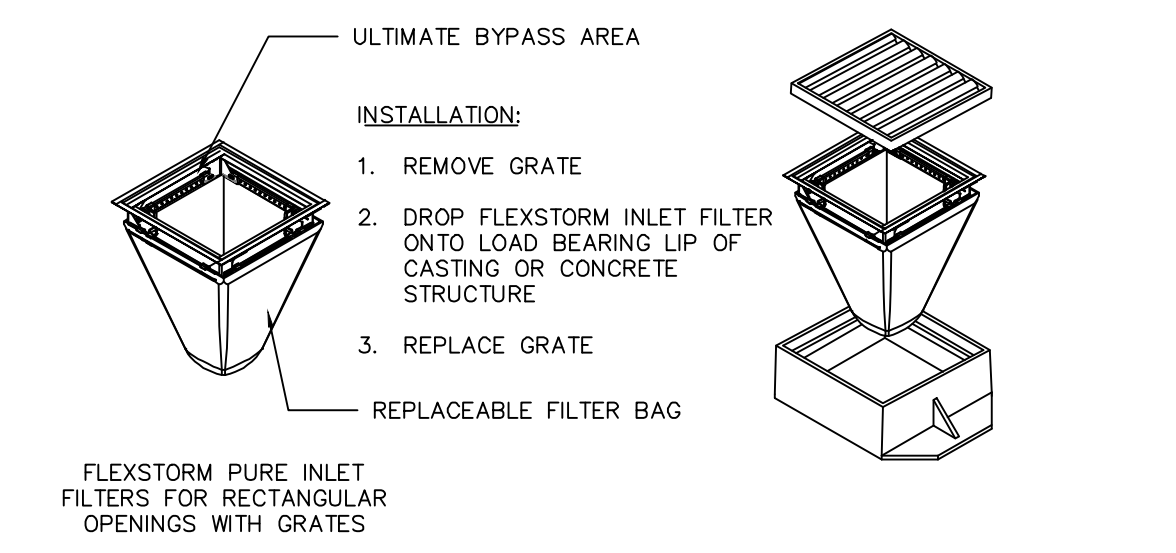
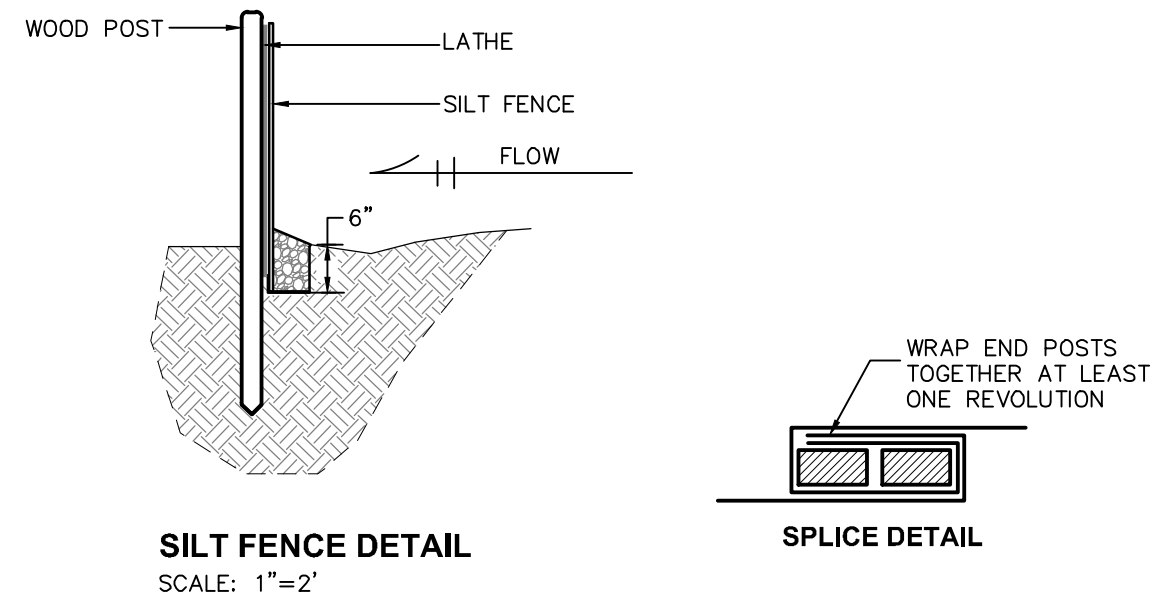
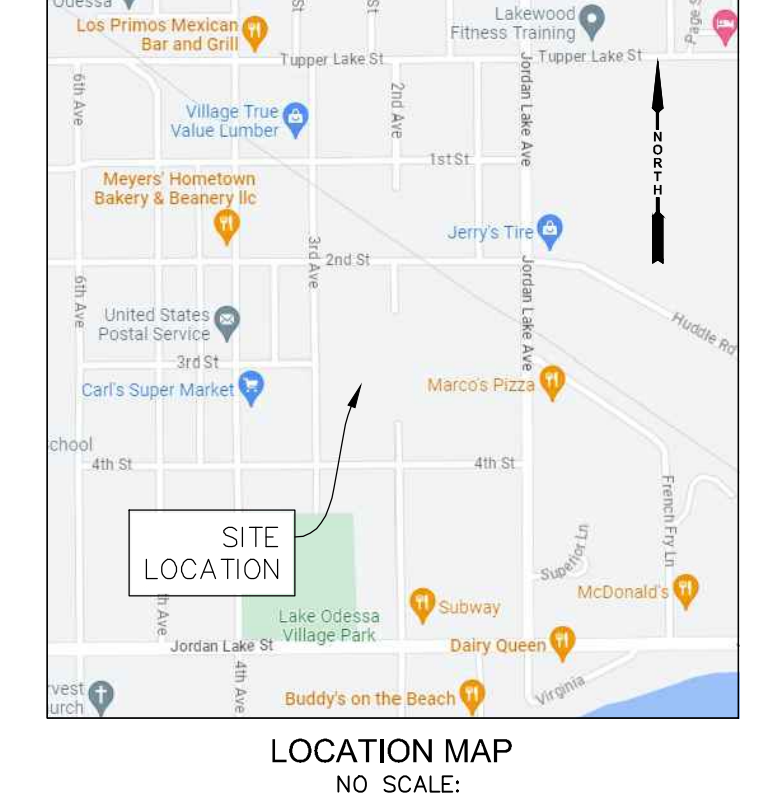
STORM CB#1
 RIM 834.15
 18" CONC INV SW 827.15
 48" CONC INV N 825.15
 48" CONC INV E 824.95
 2" DIA RIM,
 6" DIA PRECAST STRUCTURE

STORM CB#2
 RIM 835.10
 18" CONC INV NE 830.00
 24" CONC INV NW 830.20 (IN)
 24" CONC INV SE 830.20 (OUT)
 2.5" BEEHIVE RIM,
 4" DIA HAND FORMED CONC STRUCTURE

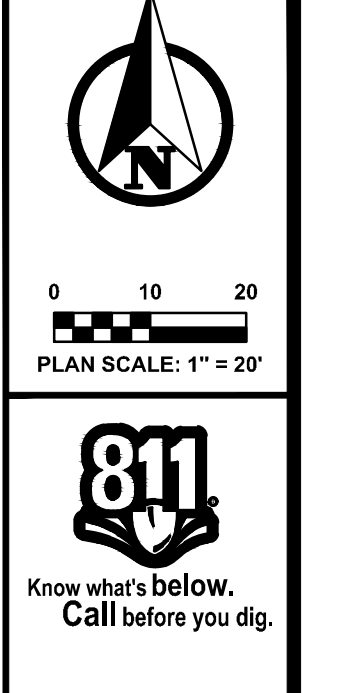
APPROXIMATE LOCATION OF CURB AND GUTTER
 ON WEST WAS NOT LOCATED IN THE FIELD.



- SOIL EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
 2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
 4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
 5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
 6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
 7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
 8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
 9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
 10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
 11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
 12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
 13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
 14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
 15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
 16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
 17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
 18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM THIRD AVENUE.



- NOTES:**
1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
 2. TOTAL BYPASS CAPACITY: BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
 3. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
 4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



PLAN REVISIONS

7-11-23 ISSUED FOR REVIEW
7-28-23 ISSUED FOR MUNICIPAL REVIEW

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801
 mailbox@mbsce.com

STORMWATER & SESC
 FOR
COMMUNITY CONDOS
 LAKE ODESSA, IONIA COUNTY, MICHIGAN

FIELD SURVEY / DATE
 M & E

PROJECT NO.
 230169.01

DESIGN DRAWN BY
 ACD

DESIGNED BY
 ZSV

CHECKED BY
 ZSV

PLAN DATE
 7-20-2023

SHEET NUMBER
5 OF 5

P:\210\69.01 Community Condos of Lake Odessa\CAD\DWG\230169 Community Condos of Lake Odessa SHEETS.dwg, 8/3/2023 12:50:31 PM, ALEX DEPOY

BENCHMARKS - NAVD88
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 UTILITY POLE, LOCATED 18'± EAST OF
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 OF THE C/L OF 3RD STREET.
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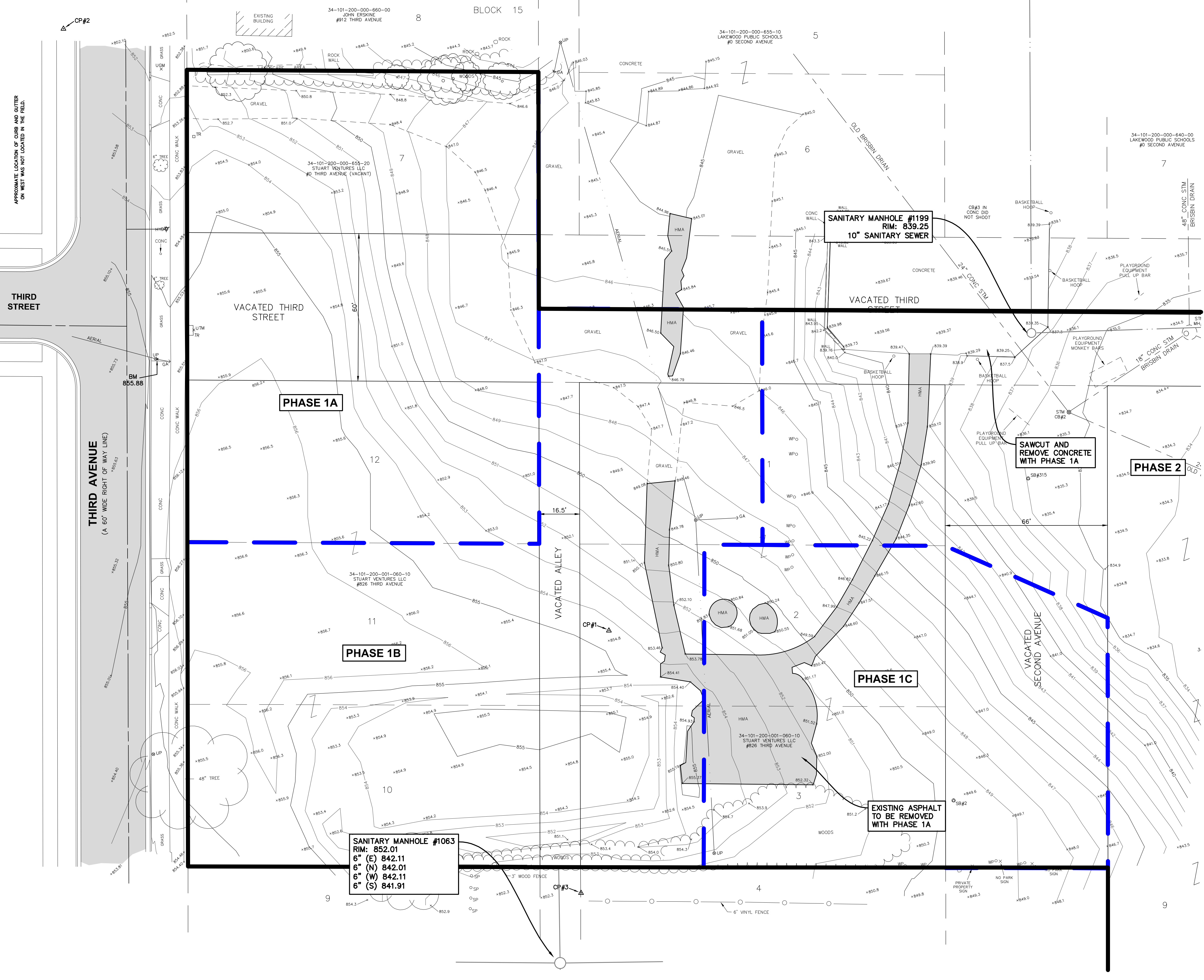
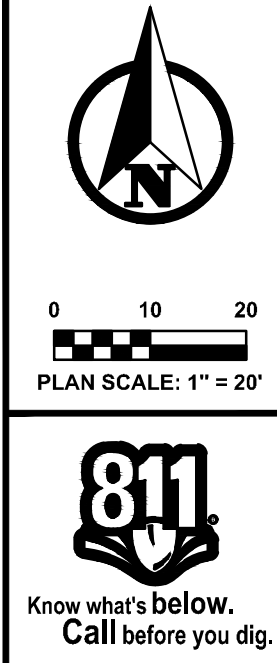
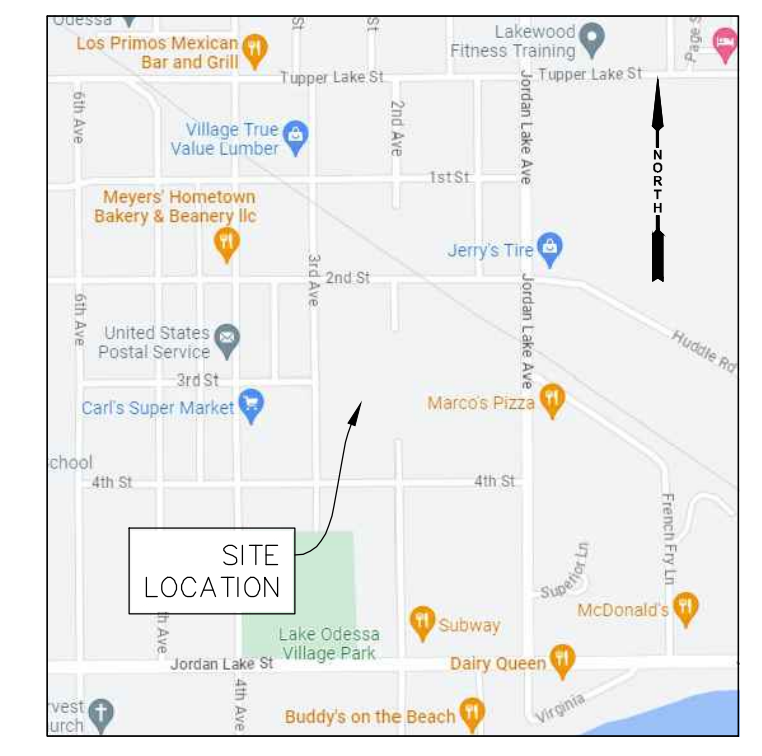
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E 12916814.0494	E 12916592.2637	E 12916802.6811
ELEV 854.69	ELEV 852.54	ELEV 852.09

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SANITARY MANHOLE #1063
 RIM: 852.01
 6" (E) 842.11
 6" (N) 842.01
 6" (W) 842.11
 6" (S) 841.91

SANITARY MANHOLE #1199
 RIM: 839.25
 10" SANITARY SEWER

SAWCUT AND REMOVE CONCRETE WITH PHASE 1A

EXISTING ASPHALT TO BE REMOVED WITH PHASE 1A

P:210169.01 Community Condos of Lake Odessa CAD.DWG:210169 Community Condos of Lake Odessa SHEETS.dwg_8/3/2023 12:50:20 PM, ALEX DEPOY

PLAN REVISIONS

7-21-23 ISSUED FOR REVIEW
7-28-23 ISSUED FOR MUNICIPAL REVIEW

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801
 mailbox@mboe.com

SURVEY PLAN FOR COMMUNITY CONDOS
 LAKE ODESSA, IONIA COUNTY, MICHIGAN

FIELD SURVEY / DATE
 M & E

PROJECT NO.
 230169.01

DESIGN DRAWN BY:
 ACD

DESIGNED BY:
 ZSV

CHECKED BY:
 ZSV

PLAN DATE:
 7-20-2023

SHEET NUMBER
3 OF 5

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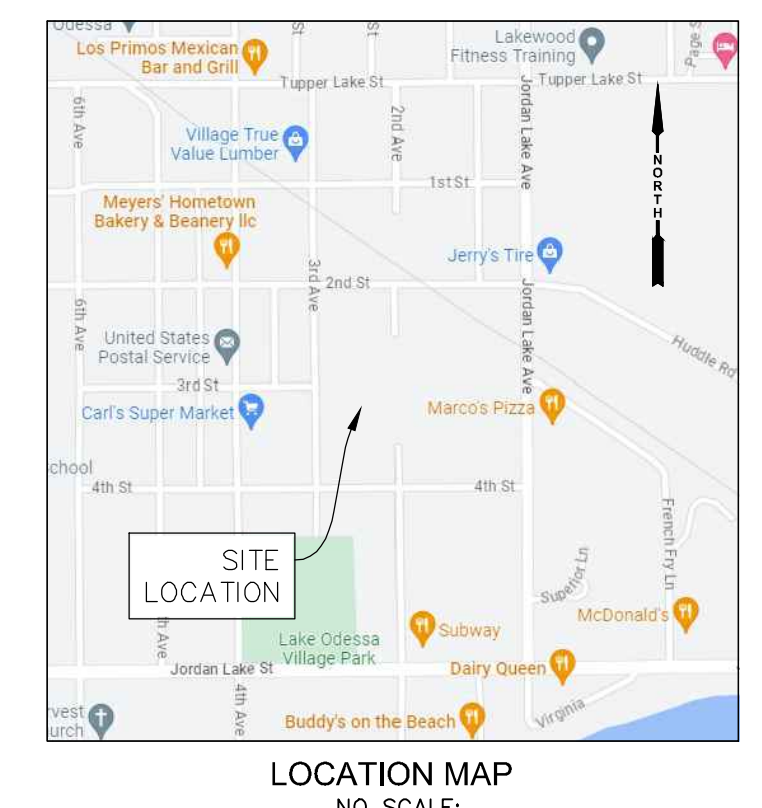
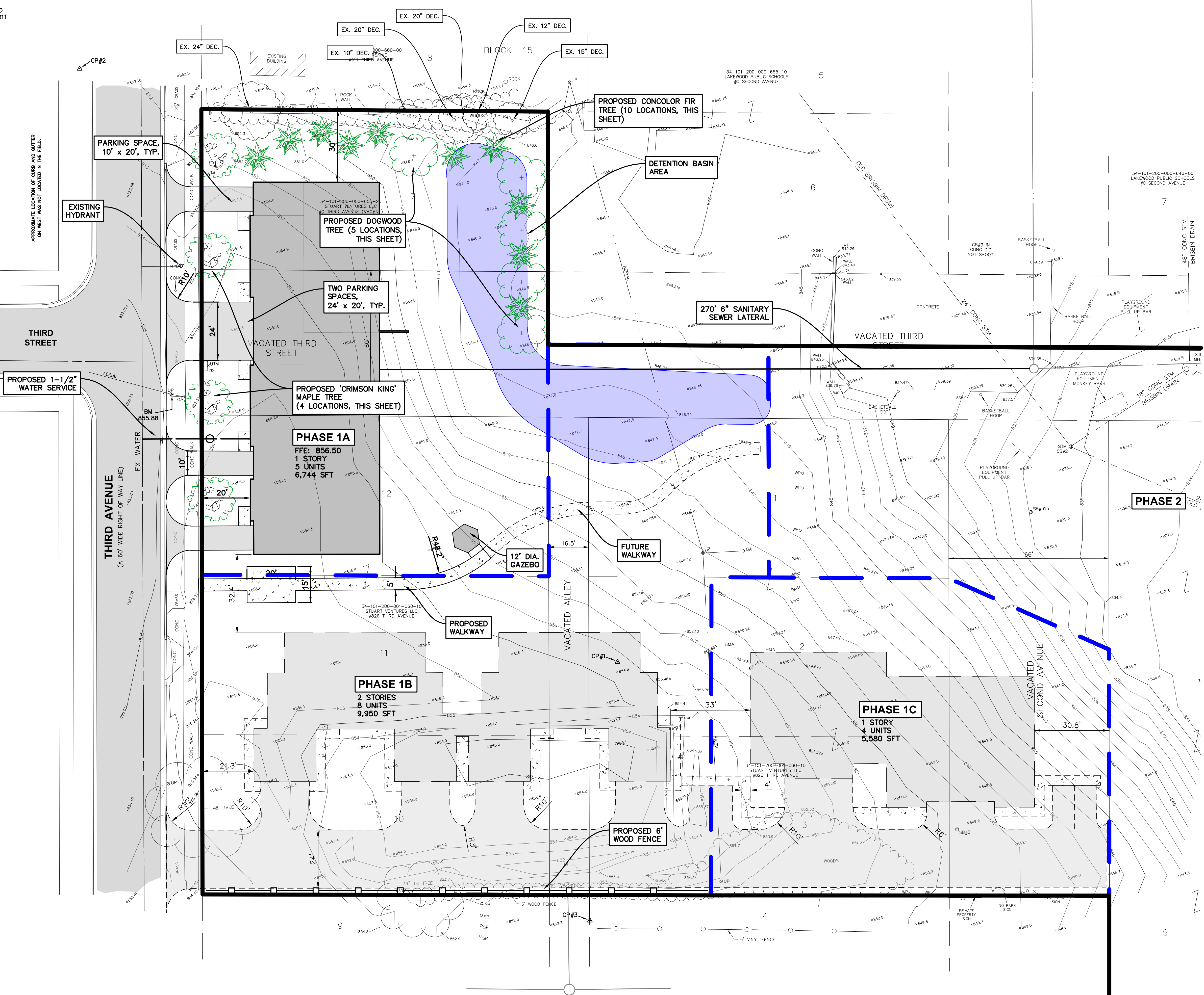
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 48" CONC INV E 824.95
 2" DIA RIM,
 6" DIA PRECAST STRUCTURE

STORM CB#2
 RIM 835.10
 18" CONC INV NE 830.00
 24" CONC INV NW 830.20 (IN)
 24" CONC INV SE 830.20 (OUT)
 2.5" BEEHIVE RIM,
 4" DIA HAND FORMED CONC STRUCTURE

APPROXIMATE LOCATION OF CURB AND GUTTER
 ON WEST WAS NOT LOCATED IN THE FIELD.



0 10 20
 PLAN SCALE: 1" = 20'

811
 Know what's below.
 Call before you dig.

PLAN REVISIONS

7-21-23 ISSUED FOR REVIEW
7-28-23 ISSUED FOR MUNICIPAL REVIEW

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801
 mailbox@mbsce.com

LAYOUT PLAN FOR COMMUNITY CONDOS
 LAKE ODESSA, IONIA COUNTY, MICHIGAN

FIELD SURVEY / DATE
 M & E

PROJECT NO.
 230169.01

DESIGN DRAWN BY:
 ACD

DESIGNED BY:
 ZSV

CHECKED BY:
 ZSV

PLAN DATE:
 7-20-2023

SHEET NUMBER
4 OF 5

P:\230169.01 Community Condos of Lake Odessa\CAD\DWG\230169 Community Condos of Lake Odessa SHEETS.dwg_8/3/2023 12:50:26 PM, ALEX DEPOY



Walker Residential Design

walkerbrad2@gmail.com
(616) 891-7558

DEVELOPER:

STUART VENTURES
STUARTVENTURES
@OUTLOOK.COM
(269) 275-4989

PROJECT:

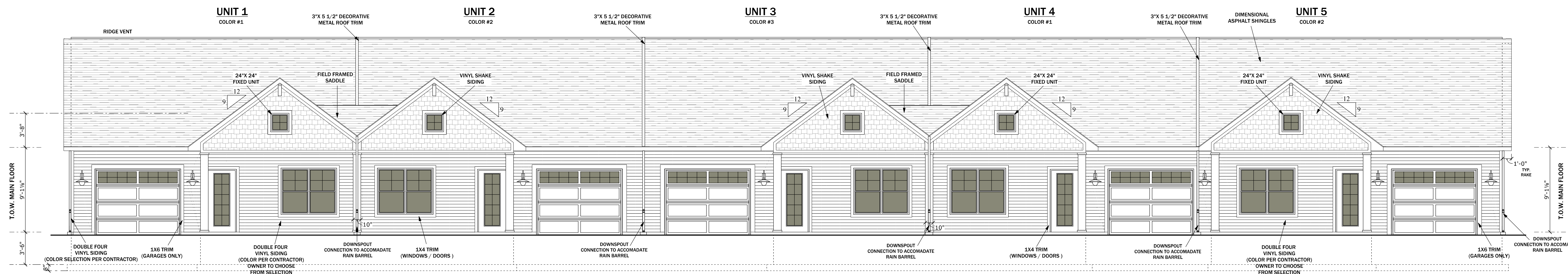
COMMUNITY
CONDOS OF
LAKE ODESSA

ADDRESS:

826 3RD. AVE
LAKE ODESSA, MI. 48849

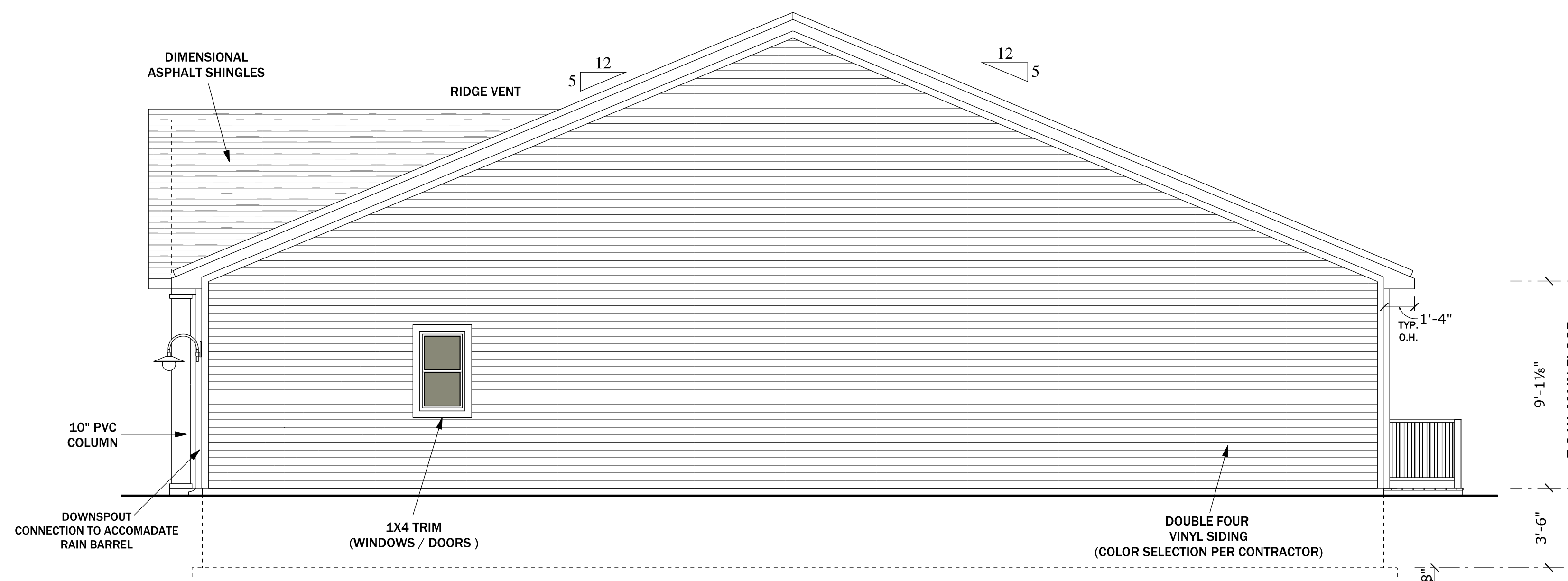
NOTES:

DESIGN, SALES, FINANCE &
CONST. CONSULTANTS
TALL TREE REALITY & PROP.
MGT. (616) 813-5383
MCDANIEL2009@GMAIL.COM



FRONT ELEVATION

SCALE: 3/16" SCALE



RIGHT ELEVATION

NO.	DATE:	ISSUE DESCRIPTION
1	6-10-23	REVIEW
2	6-22-23	BID

WHILE GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE DESIGNING, DETAILING, AND CHECKING FOR ERRORS OF THIS PLAN, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. OWNER, CONTRACTOR, AND SUB-CONTRACTOR ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, MATERIALS OF CONSTRUCTION, AND COMPLIANCE WITH GOVERNING STATE AND LOCAL BUILDING CODES BEFORE BEGINNING CONSTRUCTION.

SCALE: 1/4" = 1'

SHEET #1

DEVELOPER:
 STUART VENTURES
 STUARTVENTURES
 @OUTLOOK.COM
 (269) 275-4989

PROJECT:

COMMUNITY
CONDOS OF
LAKE ODESSA

ADDRESS:
 826 3RD. AVE
 LAKE ODESSA, MI. 48849

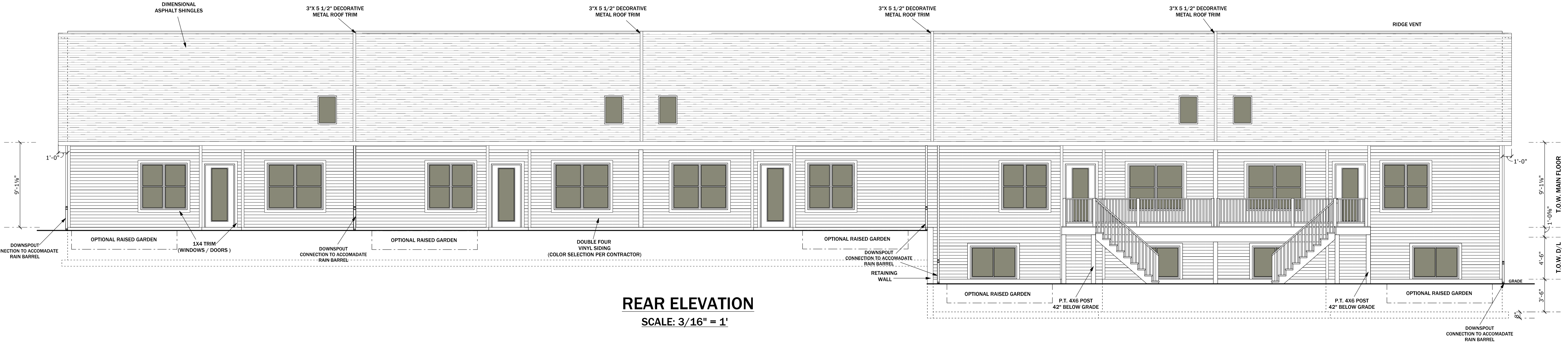
NOTES:
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 CONST. CONSULTANTS
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 MGT. (616) 813-5383
 MCDANIEL2009@GMAIL.COM

NO.	DATE:	ISSUE DESCRIPTION	REVIEW	BID
1	6-10-23			
2	6-22-23			

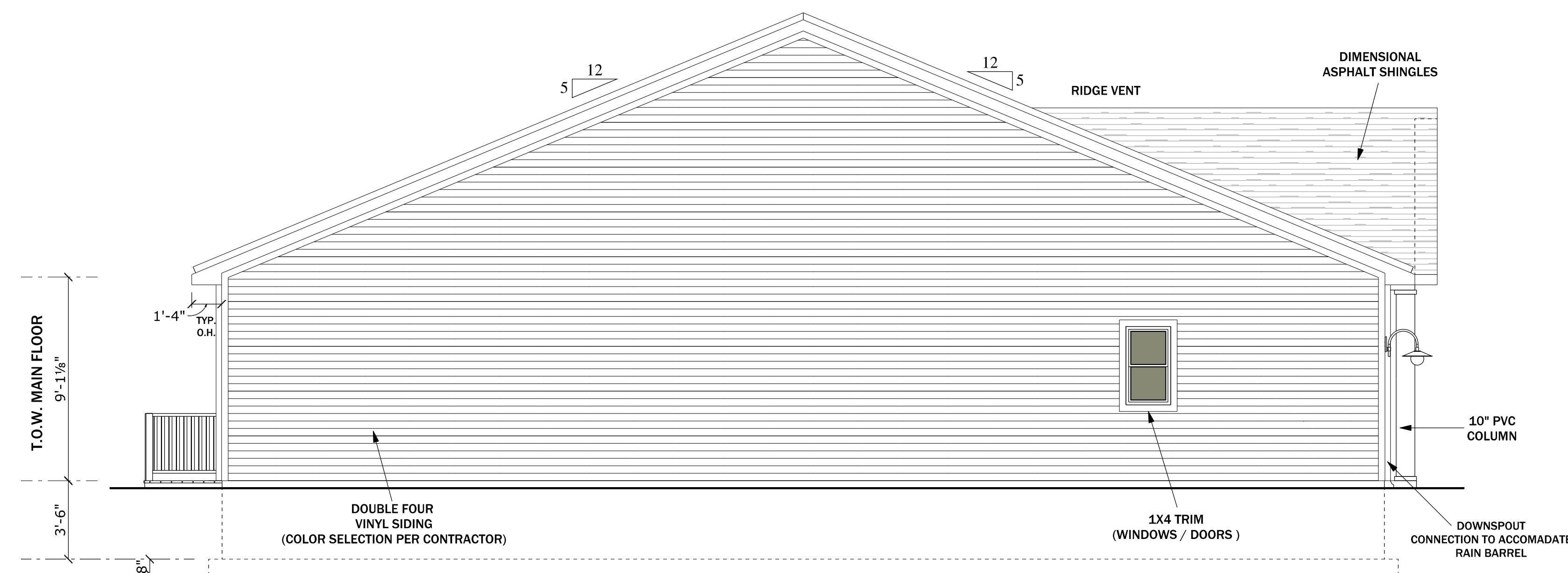
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SCALE: 1/4" = 1'

SHEET #2



REAR ELEVATION
 SCALE: 3/16" = 1'



LEFT ELEVATION

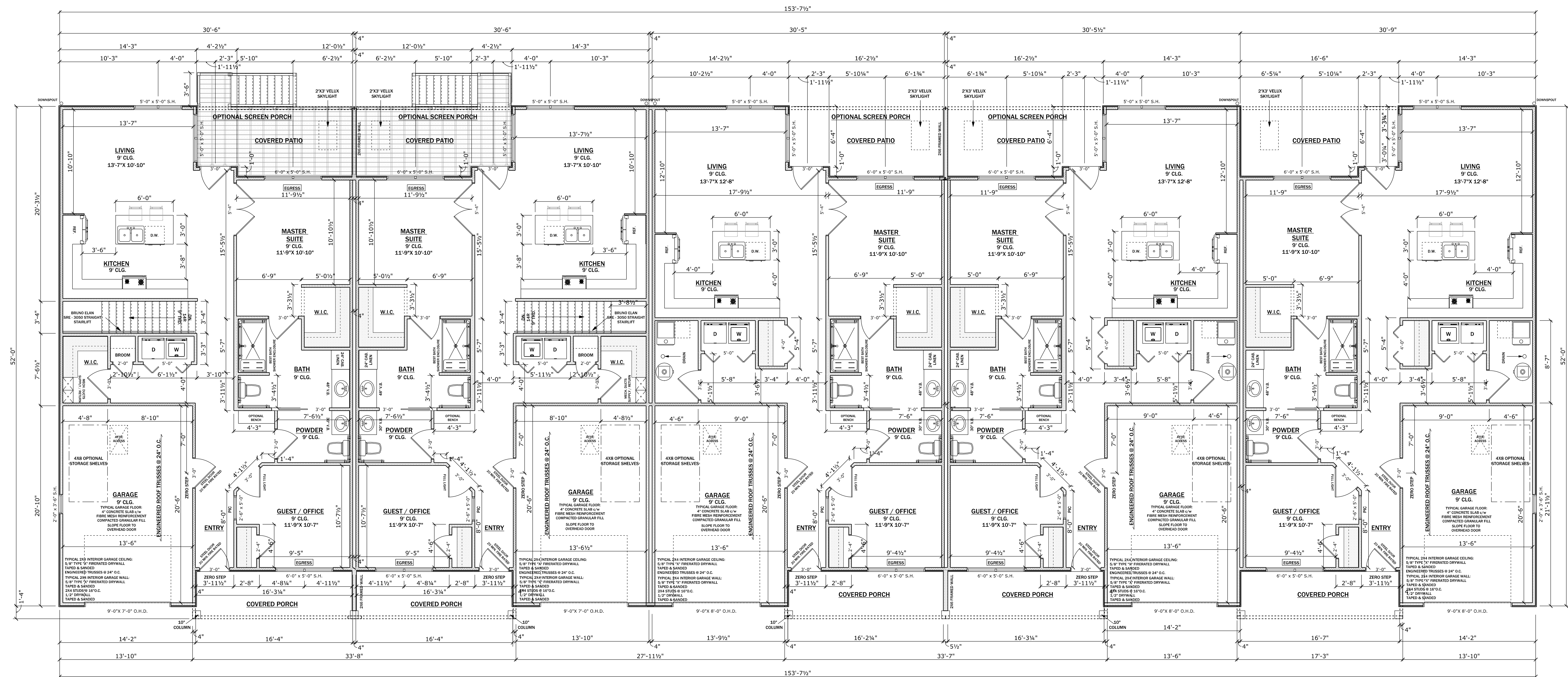
DEVELOPER:
STUART VENTURES
STUARTVENTURES
@OUTLOOK.COM
(269) 275-4989

PROJECT:

**COMMUNITY
CONDOS OF
LAKE ODESSA**

ADDRESS:
826 3RD. AVE
LAKE ODESSA, MI. 48849

NOTES:
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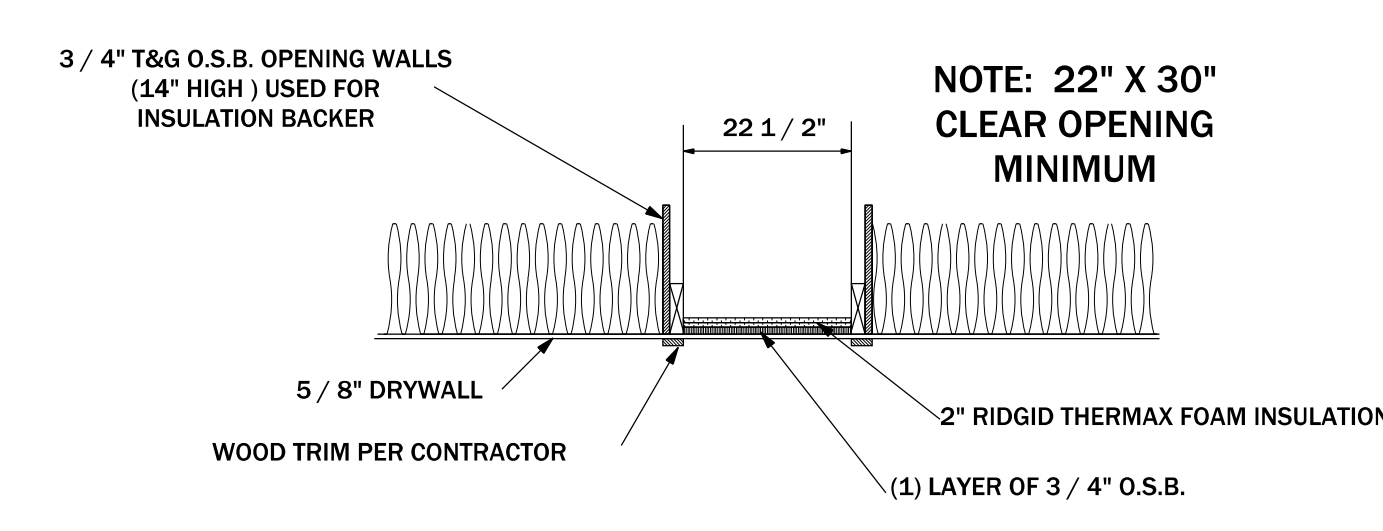
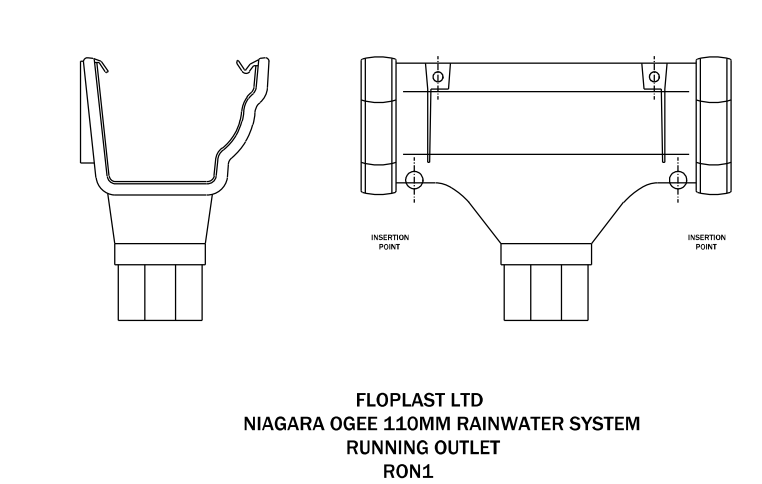
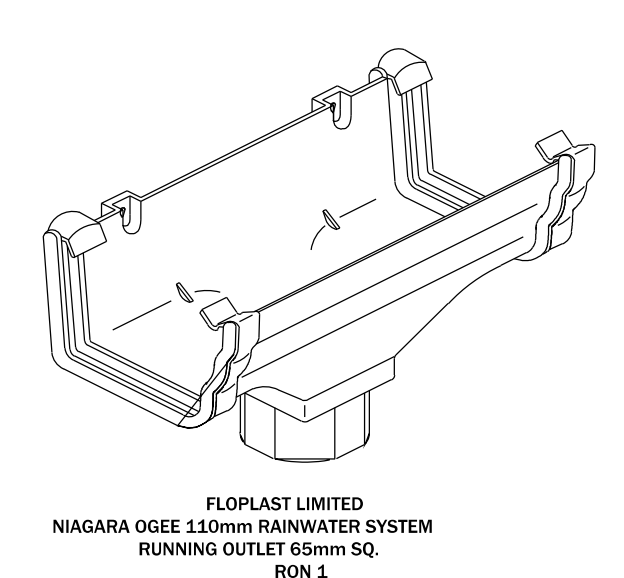
UNIT #1
1108 SQ. FT. FINISHED

UNIT #2
1108 SQ. FT. FINISHED

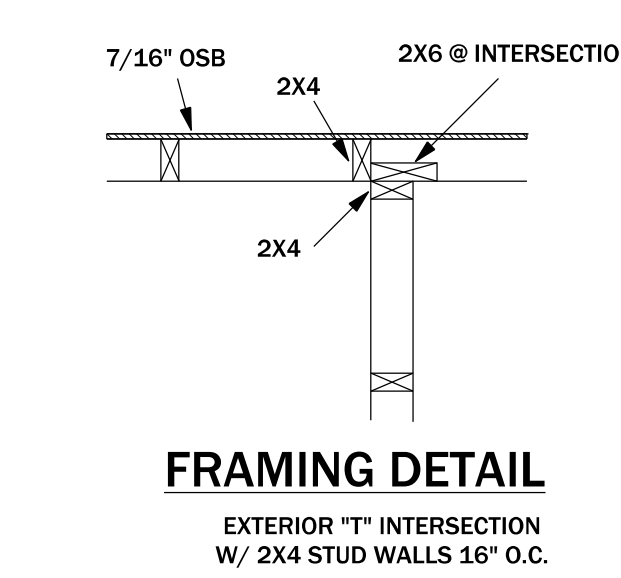
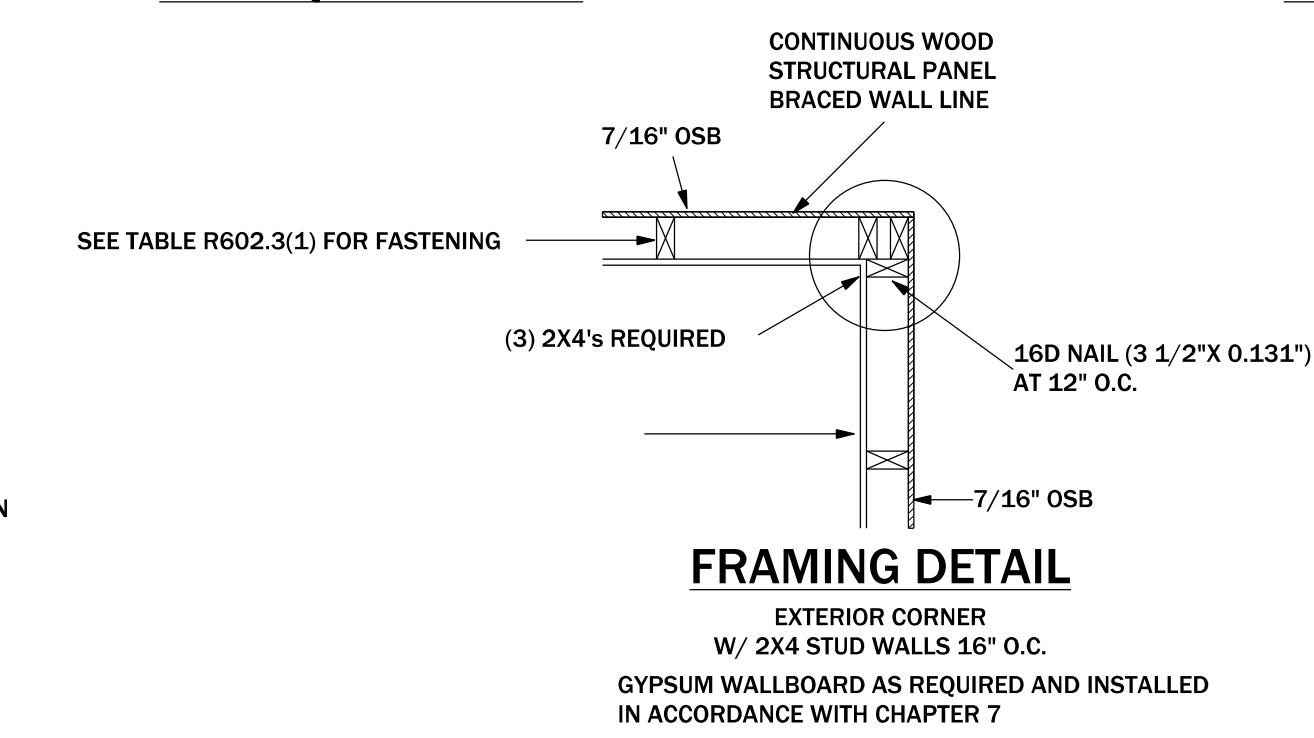
UNIT #3
1108 SQ. FT. FINISHED

UNIT #4
1108 SQ. FT. FINISHED

UNIT #5
1108 SQ. FT. FINISHED



ATTIC ACCESS DETAIL
NOT TO SCALE:



ISSUE DESCRIPTION	REVIEW	BID
NO. DATE:	6-10-23	6-22-23
1		
2		

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CONTRACTOR, AND SUB-CONTRACTOR ARE
RESPONSIBLE TO VERIFY ALL DIMENSIONS,
MATERIALS OF CONSTRUCTION, AND COMPLIANCE
WITH GOVERNING STATE AND LOCAL BUILDING
CODES BEFORE BEGINNING CONSTRUCTION.

SCALE: 3/16" = 1'
SHEET #3



Walker Residential Design
 walkerbrad2@gmail.com
 (616) 891-7558

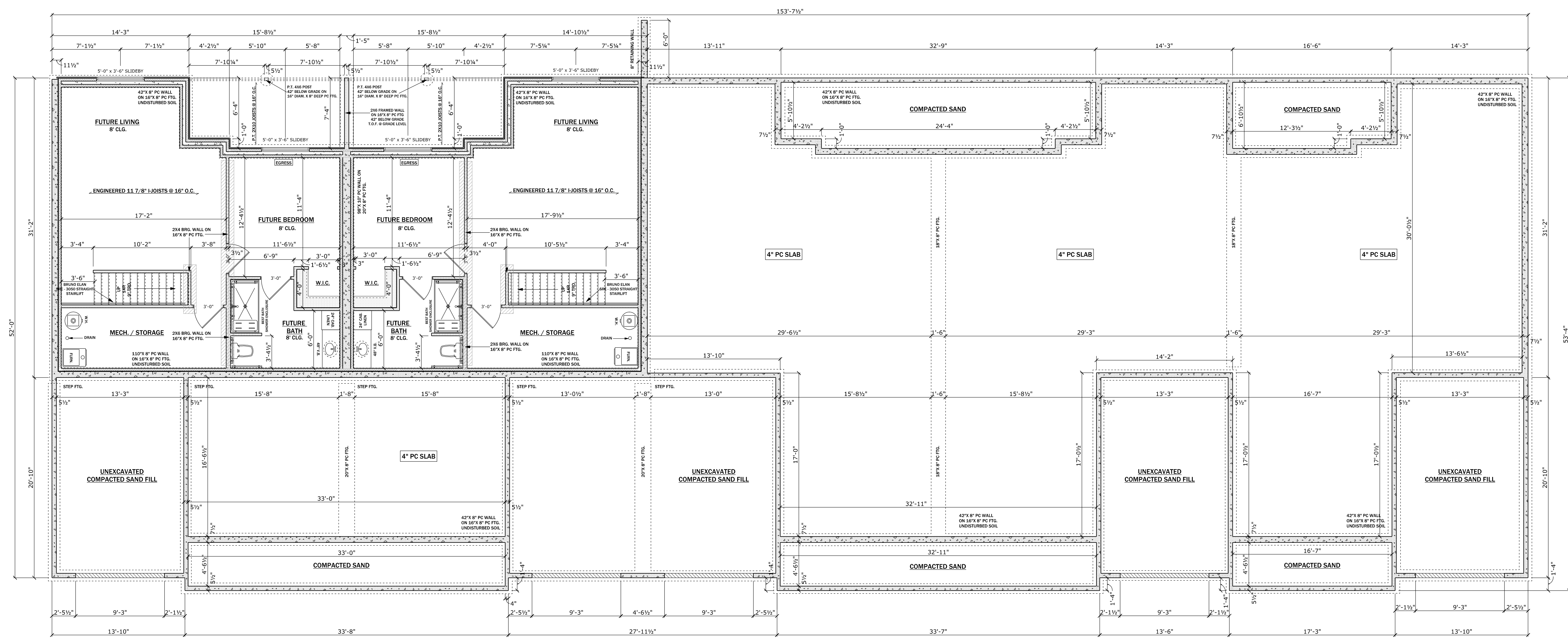
DEVELOPER:
 STUART VENTURES
 STUARTVENTURES
 @OUTLOOK.COM
 (269) 275-4989

PROJECT:

COMMUNITY CONDOS OF LAKE ODESSA

ADDRESS:
 826 3RD. AVE
 LAKE ODESSA, MI. 48849

NOTES:
 DESIGN, SALES, FINANCE &
 CONST. CONSULTANTS
 TALL TREE REALTY& PROP.
 MGT. (616) 813-5383
 MCDANIEL2009@GMAIL.COM



UNIT #1
 655 SQ. FT. FINISHED
 (LOWER LEVEL)

UNIT #2
 668 SQ. FT. FINISHED
 (LOWER LEVEL)

UNIT #3

UNIT #4

UNIT #5

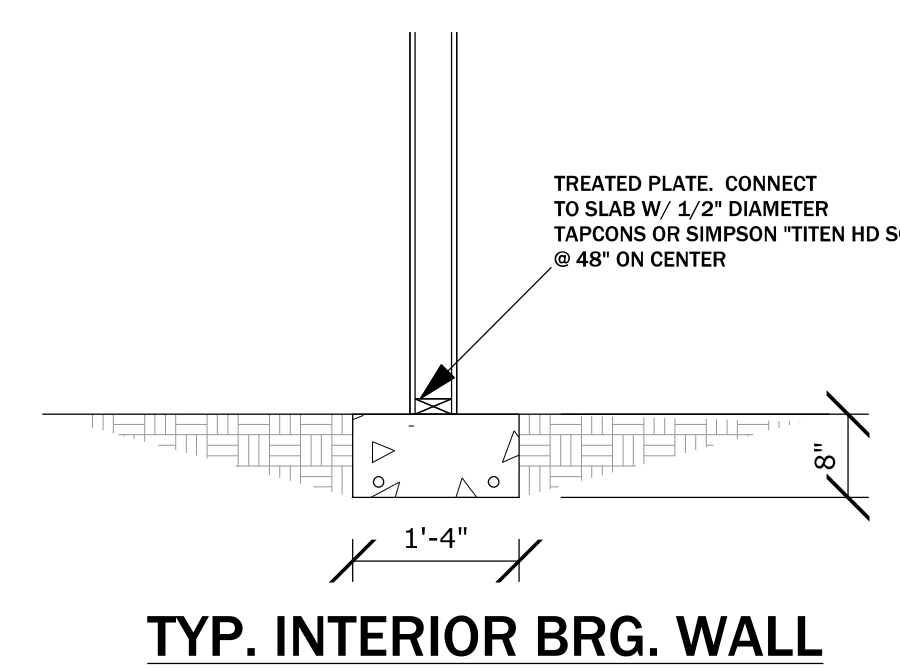
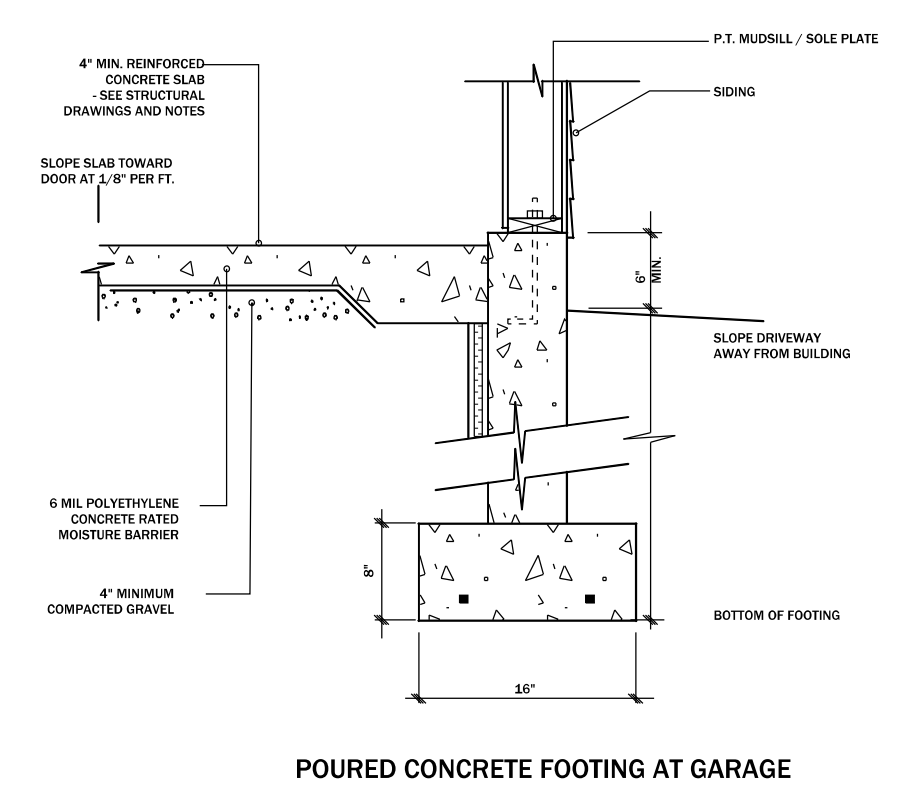
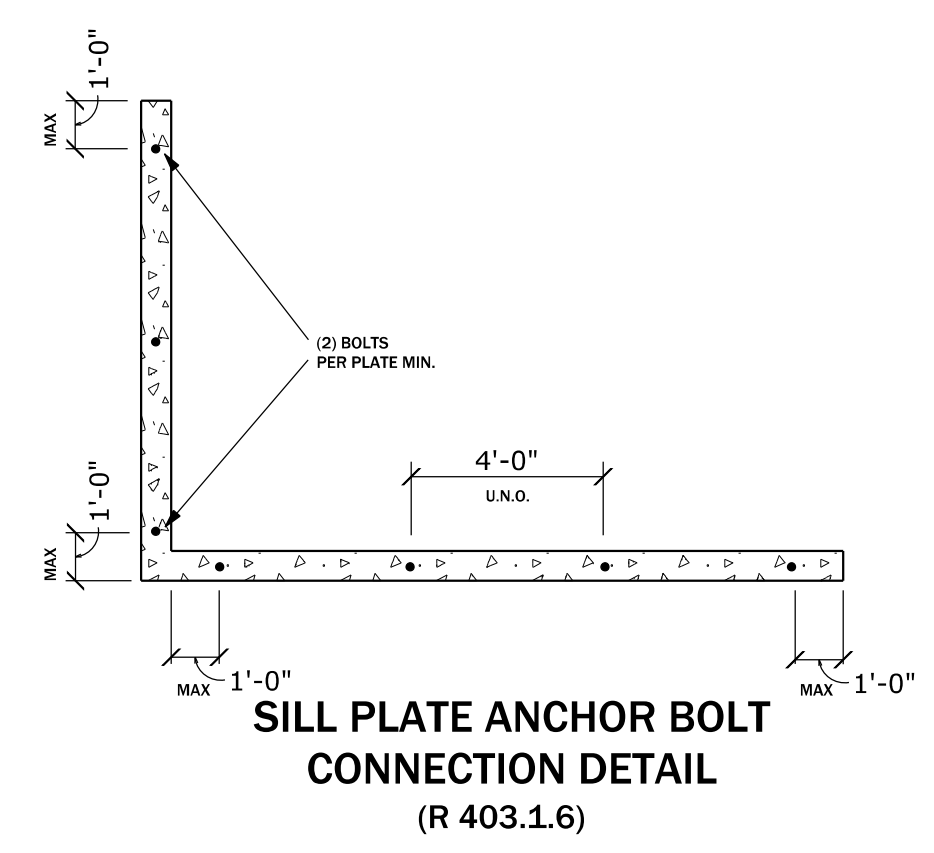
FOUNDATION / LOWER LEVEL PLAN

GENERAL NOTES:

- ALL FOOTINGS MUST REST ON SAFE, UNDISTURBED EARTH BELOW THE FROST LINE.
- MASONRY/CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADE OF CONCRETE MATERIAL, CONFORMITY, EXACTNESS OF DIMENSIONS, LEVELNESS, PARALLELISM AND SQUARENESS.
- FOOTINGS DESIGNED FOR MIN. 2500 P.S.F. SOIL BEARING PRESSURE.
- ALL FINAL ELEVATION HEIGHTS AND WALL LENGTHS OF FOUNDATION WALLS SUCH AS WALKOUT OR DAYLIGHT WALLS TO BE DETERMINED BY EXCAVATOR OR BUILDER BASED ON GRADE HEIGHTS.

ELEVATIONS AND PC WALLS WILL BE DETERMINED BY THE ACTUAL SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR

BLOCKING NOTE:
 PROVIDE SOLID BLOCKING TO CONCRETE FOUNDATION WALLS OR FOOTINGS FOR ALL POINT LOADS



ISSUE DESCRIPTION	REVIEW	BID
DATE:	6-10-23	6-22-23
NO.	1	2

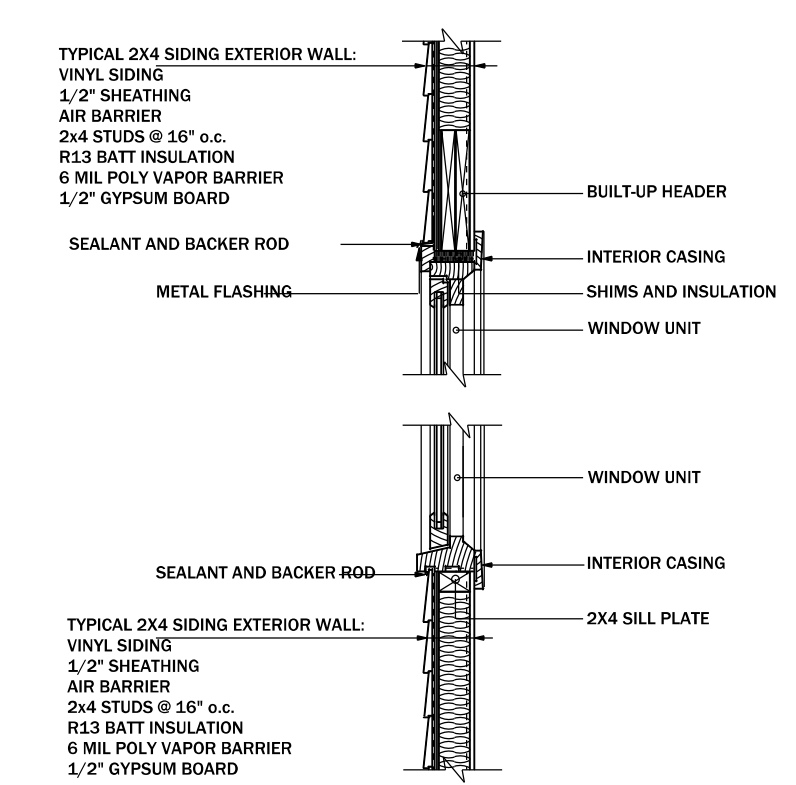
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SCALE: 3/16" = 1'

SHEET #4

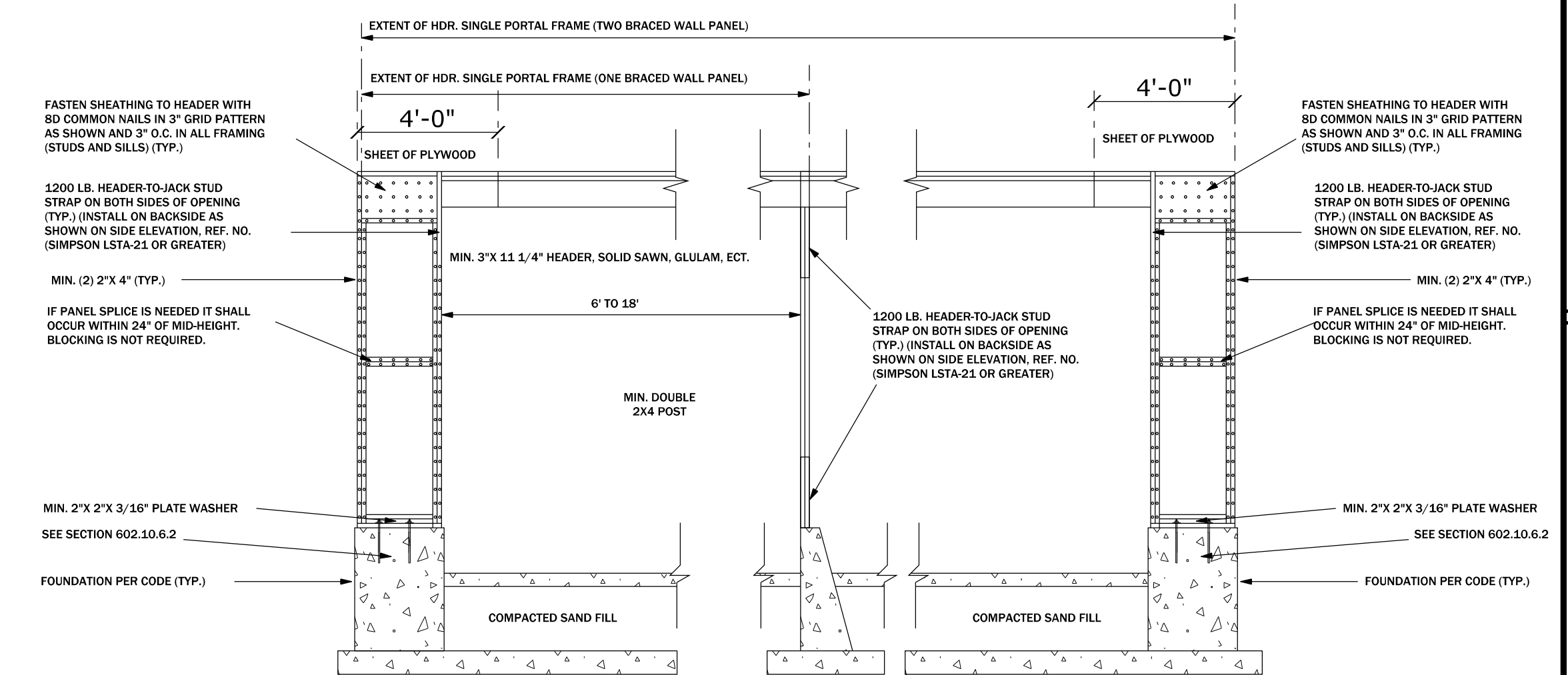
STAIR SPECS.
 (3) 2X12 STRINGERS
 1 1/8" PARTICLE BOARD TREADS
 1X8 PINE RISERS (RIP TO FIT)
 6'-8" MINIMUM HEADROOM

ROOF STRUCTURE
 30 YR. DIMENSIONAL SHINGLES
 15# FELT
 1/2" OSB SHEATHING
 ICE & WATER SHIELD @ VALLEYS
 ENGINEERED TRUSSES @ 24" O.C.
 R-39 MIN. INSULATION (PER CONTRACTOR)
 5/8" CEILING DRYWALL - TAPED & SANDED



GENERAL WALL NOTES

1. PROVIDE STUD SIZE AND SPECIES PER STRUCTURAL DRAWINGS
2. ALL WOOD EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED. ALL FASTENERS IN TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
3. ALL INTERIOR WALLS TO RUN TIGHT TO DECK UNLESS OTHERWISE NOTED
4. USE MOISTURE RESISTANT (MR) GYPSUM BOARD AT TOILET ROOMS, KITCHENS, JANITORS CLOSETS, AND OTHER WET AREAS.
5. PROVIDE CONTROL JOINTS IN GYP. WALLBOARD PER MANUFACTURERS SPECIFICATIONS. (TYPICALLY 25'-30" O.C.)
6. PROVIDE BLOCKING IN WALLS FOR ALL WALL MOUNTED FIXTURES INCLUDING COUNTERTOPS, BINDER BINS, CABINETS, TACKBOARDS.
7. USE CEMENT BOARD AS BACK UP IN WET SHOWER/BATHTUB STALLS
8. MAXIMUM VARIATION IN STUD FRAMING IN WALLS THAT SUPPORT CERAMIC TILE SHALL NOT EXCEED 1/4" IN 10'-0" FROM REQUIRED PLANE.



GARAGE WALL BRACING DETAIL

ENGINEERING DATA

SOIL BEARING 2000 PSF
 CONCRETE fq 3000 PSI
 REINFORCING fy 60000 PSI
 LUMBER (DIMENSIONAL) fb 1200 PSI

DESIGN LOADS

ROOF LIVE 35 PSF
 ROOF DEAD 17 PSF
 FLOOR LIVE 40 PSF
 FLOOR DEAD 15 PSF
 BALCONIES LIVE 60 PSF
 SLEEPING AREA LIVE 40 PSF
 WIND 115 MPH EXP. "B"
 IMP. FACTOR 1.0

EXTERIOR WALLS (GARAGE)

EXTERIOR VINYL SIDING / MASONRY
 7/16" OSB SHEATHING
 #2 OR BETTER 2X4 STUDDING @ 16" O.C.
 TREATED BOTTOM WALL PLATES
 5/8" FIRE RATED DRYWALL ENTIRE GARAGE

EXTERIOR WALLS

EXTERIOR VINYL SIDING / MASONRY
 7/16" OSB SHEATHING
 #2 OR BETTER 2X6 STUDDING @ 16" O.C.
 (R-20) MIN. WALL INSULATION
 INSULATION AROUND WINDOW & DOOR OPENINGS
 1/2" DRYWALL - TAPED AND SANDED
 INTERIOR PAINT

INSTALL APPROVED CORROSION-RESISTIVE FLASHING IN THE FOLLOWING LOCATIONS:

AT TOP OF ALL WINDOW AND DOOR OPENINGS.
 AT INTERSECTION OF CHIMNEY WITH FRAMING.
 CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

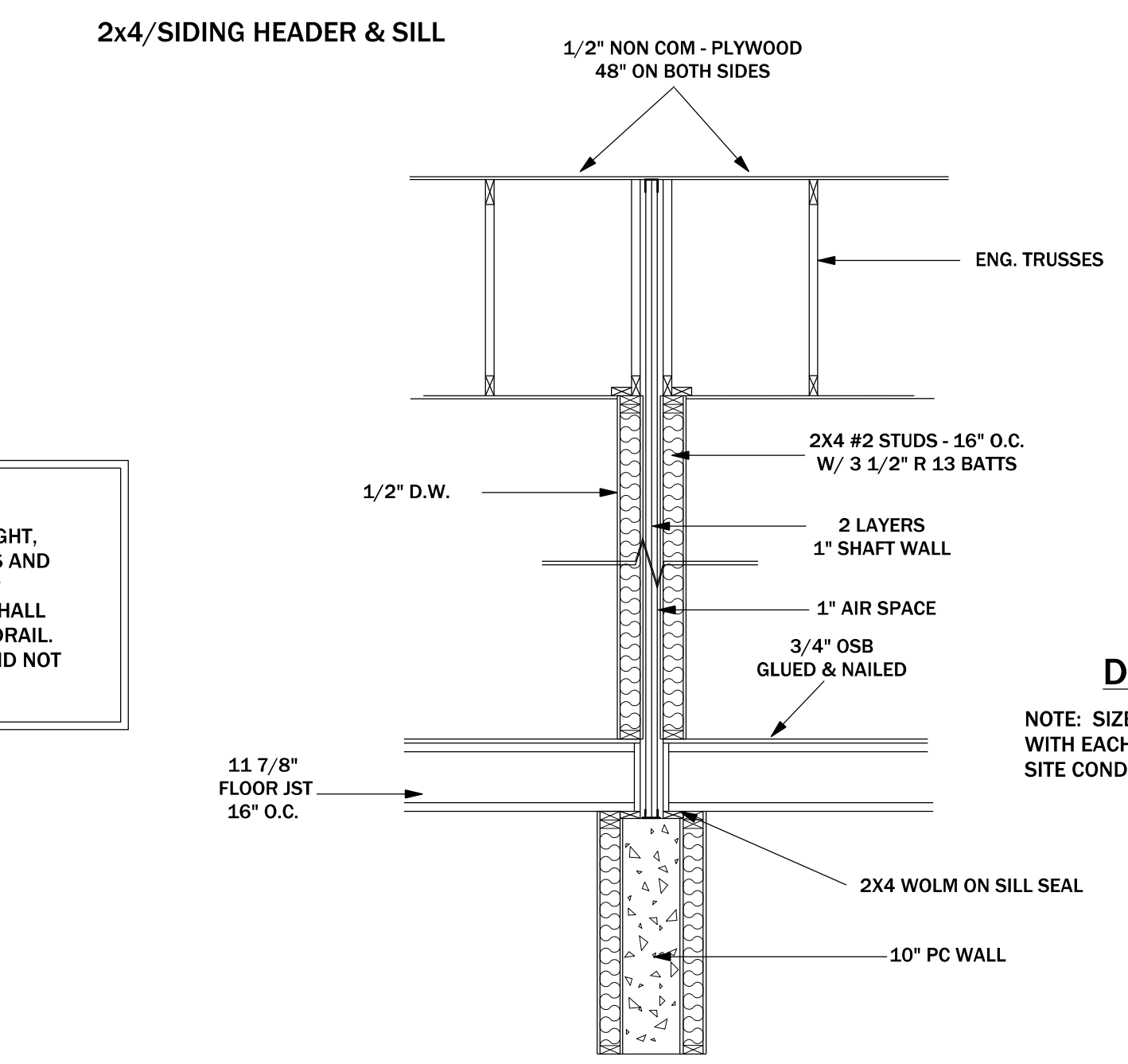
HANDRAIL INFORMATION

HANDRAIL TO BE PROVIDED ON AT LEAST ONE SIDE OF STAIR AND HEIGHT, MEASURED FROM SLOPED PLANE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAILS SHALL BE RETURNED OR TERMINATED INTO NEWEL POST OR SAFETY TERMINALS. HANDRAILS SHALL HAVE A SPACE NOT LESS THAN 1 1/2 INCHES BETWEEN WALL AND HANDRAIL. USE CIRCULAR HANDRAIL W/ OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2".

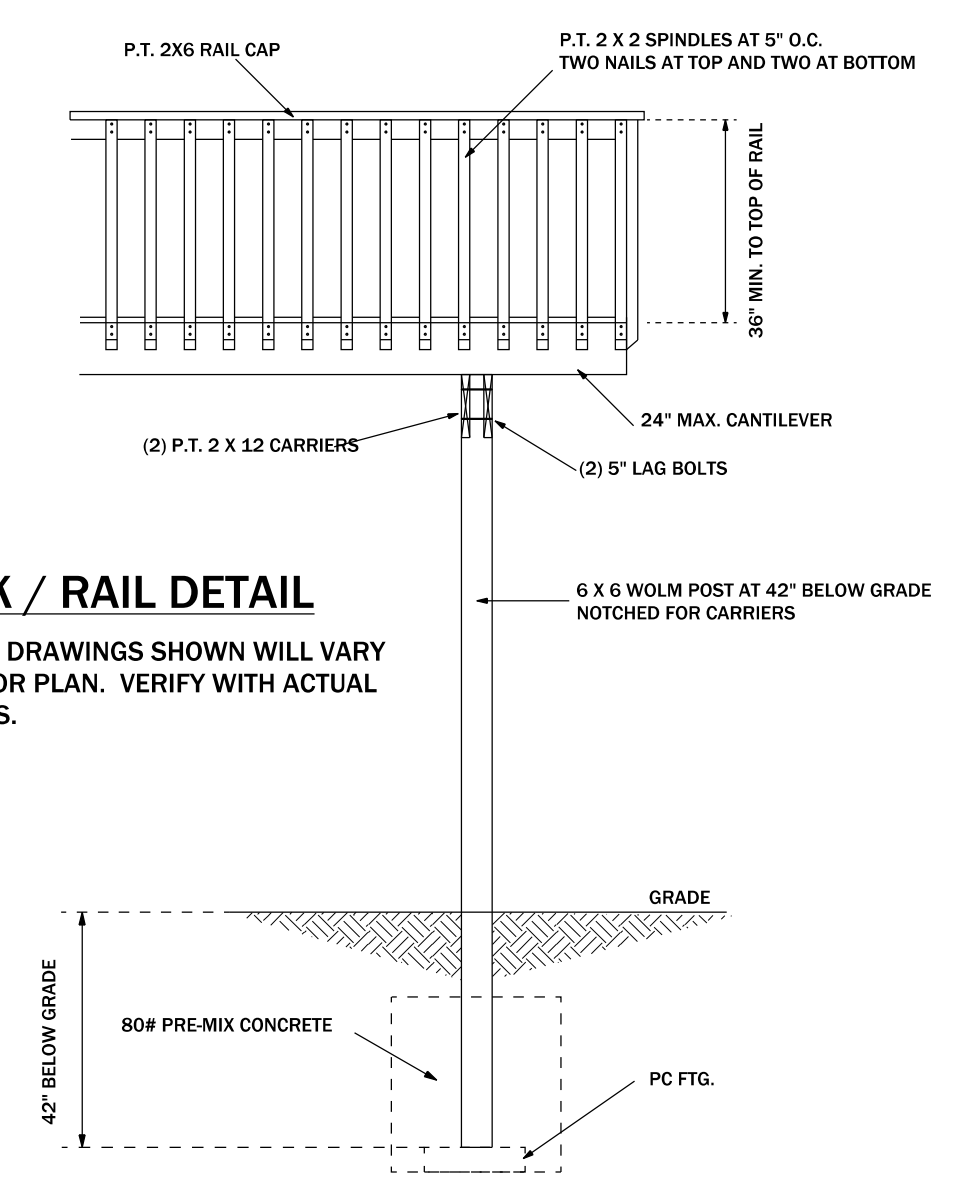
BUILDING CODES

CONFORM TO ALL APPLICABLE BUILDING CODES AND LOCAL STATUTES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

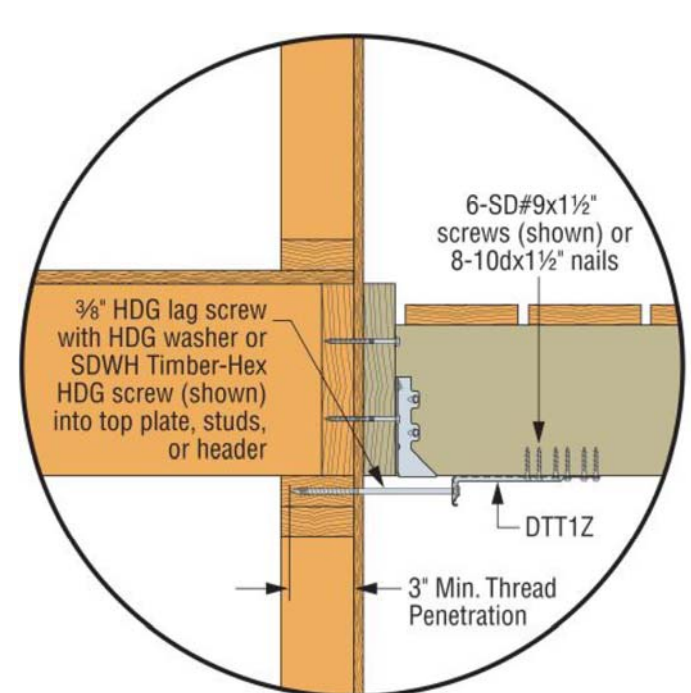
BUILDING CODE: MICHIGAN BUILDING CODE, RESIDENTIAL 2015
 MECHANICAL CODE: MICHIGAN BUILDING CODE, RESIDENTIAL 2015
 PLUMBING CODE: MICHIGAN BUILDING CODE, RESIDENTIAL 2015
 ELECTRICAL CODE: N.E.C. 2014
 LIFE SAFETY CODE: N.F.P.A. 101
 ACCESSIBILITY CODE: MICHIGAN BUILDING CODE, RESIDENTIAL 2015
 ENERGY CODE: MICHIGAN BUILDING CODE, RESIDENTIAL 2015



SHAFT WALL DETAIL NTS



DECK / RAIL DETAIL



DECORATIVE METAL ROOF TRIM

ROOF / CEILING SYSTEM

ROOF VENTILATION 1:300 OF THE CLG. AREA UNIFORMLY DISTRIBUTED.
 15# FELT SHINGLE UNDERLAYMENT
 ICE AND WATER SHIELD AT EAVE 36" PAST INSULATED WALL MINIMUM.
 30 YEAR DIMENSIONAL SHINGLES
 1/2" OSB SHEATHING
 PRE-ENGINEERED ROOF TRUSSES
 BAFFLE AS REQUIRED FOR ROOF VENTILATION R-39 INSULATION MINIMUM.
 5/8" GYPSUM BOARD ON CEILING
 R-12 INSULATION (MIN.) ABOVE INNER FACE OF EXTERIOR WALL.

SOFFIT SYSTEM

METAL DRIP EDGE
 2X6 SUB FACIA
 ALUMINUM VENTED SOFFIT

WALL SYSTEM

DOUBLE TOP PLATE
 2 X 4 X 104 5/8" PRE-CUT STUDS @ 16" O.C.
 1/2" GYPSUM DRYWALL
 BLOWN-IN CELLULOSE INSULATION
 7/16" OSB EXTERIOR WALL SHEATHING
 TYVEK HOUSE WRAP (HOUSE AND GARAGE)
 INTERIOR PRIMER / MOISTURE BARRIER
 SINGLE BOTTOM PLATE

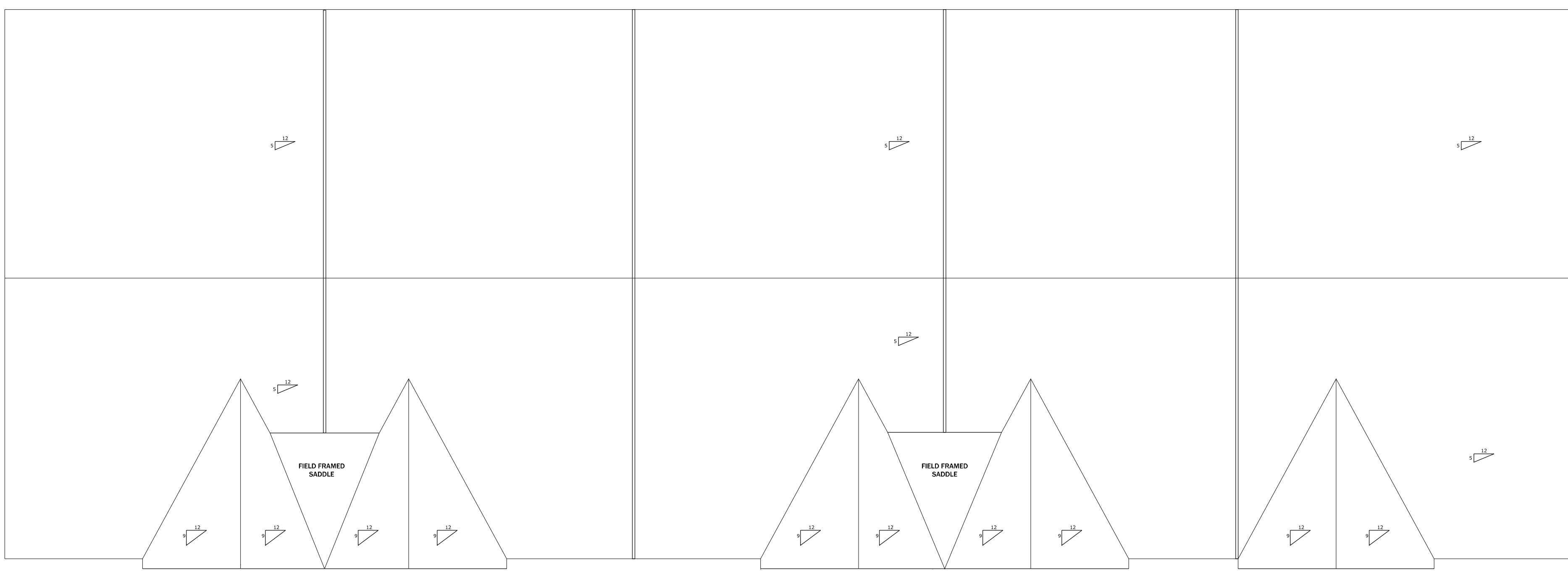
FLOOR SYSTEM

3/4" OSB T&G FLOORING (GLUED AND NAILED)
 11 7/8" BOISE CASCADE JOIST @ 16" O.C.
 1" BC RIM BOARD
 R-19 INSULATION
 2X4 TREATED SILL PLATE W/ SILL SEALER

9' FOUNDATION WALL
 #5 RE-ROD VERTICAL @ 36" O.C.
 #4 RE-ROD HORIZ. @ 24" O.C.

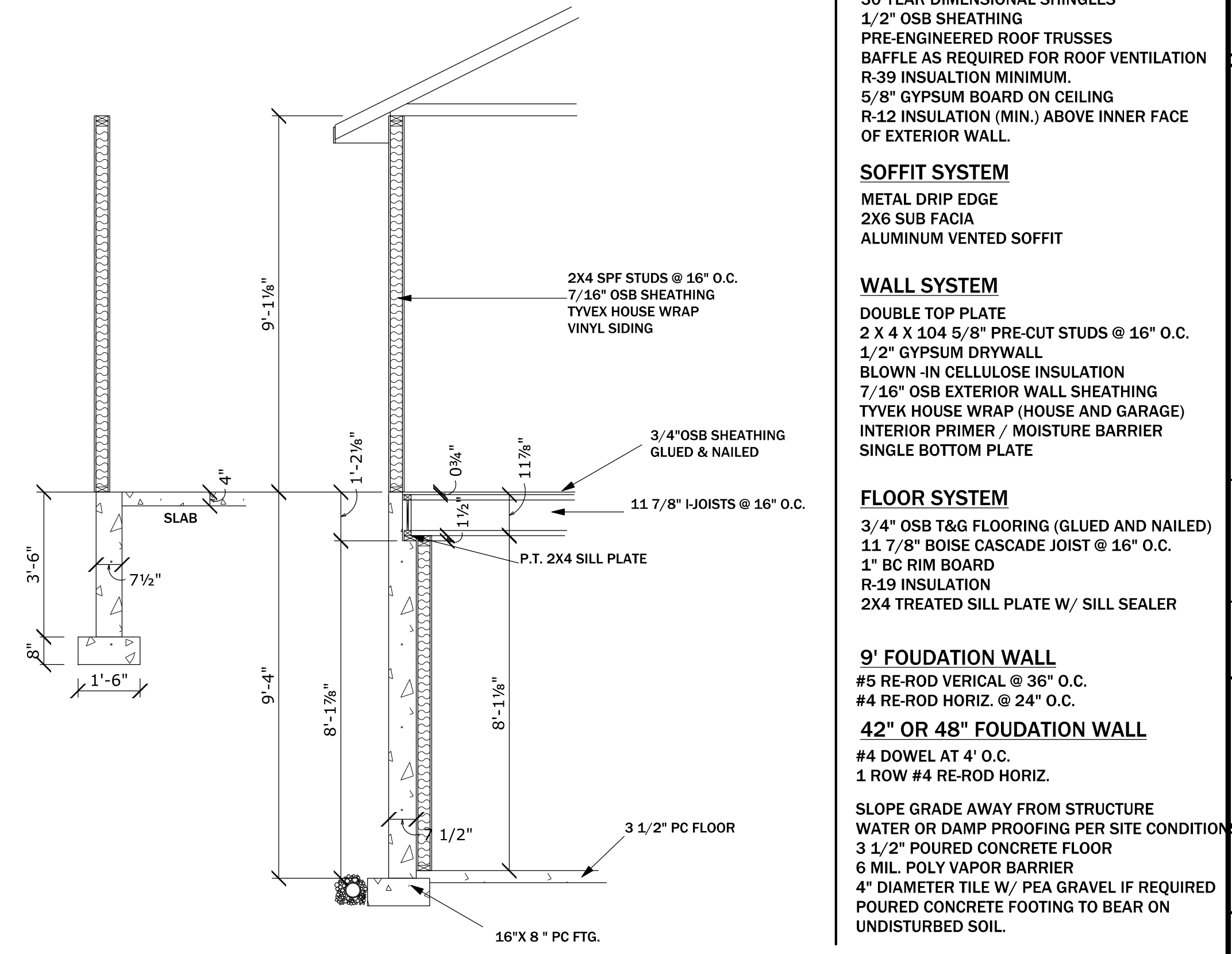
42" OR 48" FOUNDATION WALL
 #4 DOWEL AT 4' O.C.
 1 ROW #4 RE-ROD HORIZ.

SLOPE GRADE AWAY FROM STRUCTURE
 WATER OR DAMP PROOFING PER SITE CONDITIONS
 3 1/2" POURED CONCRETE FLOOR
 6 MIL. POLY VAPOR BARRIER
 4" DIAMETER TILE W/ PEA GRAVEL IF REQUIRED
 POURED CONCRETE FOOTING TO BEAR ON UNDISTURBED SOIL.



ROOF OVERVIEW

16" OVERHANGS - 12" RAKES
 8" HEELS ON 5/12 - MATCH FASCIA



Walker Residential Design
 walkerbrad2@gmail.com
 (616) 891-7558

DEVELOPER:
 STUART VENTURES
 STUARTVENTURES@OUTLOOK.COM
 (269) 275-4989

PROJECT:
 COMMUNITY CONDOS OF LAKE ODESSA

ADDRESS:
 826 3RD. AVE
 LAKE ODESSA, MI. 48849

NOTES:
 DESIGN, SALES, FINANCE & CONST. CONSULTANTS
 TALL TREE REALTY & PROP. MGT. (616) 813-5383
 MCDANIEL2009@GMAIL.COM

NO.	DATE:	ISSUE DESCRIPTION	REVIEW	BID
1	6-10-23			
2	6-22-23			

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SCALE: 1/4" = 1'
 SHEET #5

COMMUNITY CONDOS OF LAKE ODESSA

874 Third Avenue, Lake Odessa

Located north of 4th Street and spanning from 3rd Avenue to Jordan Lake Avenue

Phase 1A to be located at the intersection of 3rd Avenue and 3rd Street

Project Purpose and Description

The Community Condos of Lake Odessa is a vision of the Stuart family who are long-time residents and supporters of the Village of Lake Odessa. Recognizing a lack of housing options in the Village, particularly for seniors, the Stuarts acquired the old Lakewood school property with the goal of providing new living opportunities within the Village where residents could be an integral part of the downtown Lake Odessa community. The Stuarts formed a company called Stuart Ventures, and teamed up with Tall Tree Realty and Property Management to make the vision a reality.

Now, after many months of hard work and hundreds of thousands of dollars spent acquiring the land, developing and refining the project plans, and designing the first buildings in Phase 1, the project is close to becoming a reality. Upon approval of the Planned Unit Development (PUD), construction of the first building of five units (pre-sold to residents 70 and older) can begin, with an expected completion date of late Spring 2024. Although the development is not limited to seniors, the design of the 5-unit Phase 1A building addresses typical needs of seniors with 3-foot-wide door openings, zero step entrances, the accommodation of stairs that allow chair lifts, and bathrooms large enough to accommodate walk-in showers. The attached garages for the Phase 1A building will be 12-feet wide to provide additional room for the owners.

A Master Deed document is being developed by the project attorney which will spell out the rules and regulations for the development and its residents. This document will be available soon for the Village to review and provide comment. With the continued support of the community, the development will grow into a wonderful residential complex that will be an asset to downtown Lake Odessa for many years.

Site Planning

The site is characterized by its sloping topography which drops in elevation by about 30-feet from west to east. Platted but undeveloped streets and alleys have been abandoned throughout the property, allowing for creative development of the project.

The Brisbin County Drain crosses through the eastern Phase 2 portion of the property and drains a large portion of the Village towards Jordan Lake. The drain includes two large diameter storm sewers, and the easement for the drain is 100-feet wide. No buildings may be built within the drain easement, which dictates the layout for Phase 2 and limits the type of pavement that can be installed within the easement area.

Storm water detention will be provided for the development in accordance with Ionia County standards. Phase 1A will include a storm water basin which will restrict the flow rate of storm water from the site. An agreement will be put in place between Stuart Ventures and Ionia County to ensure that the basin is maintained.

Public water and sewer are available to serve the development, as well as other required private utilities such as natural gas and telecommunications. The driveway locations for Phase 1 have been reviewed and approved by the Lake Odessa Director of Public Works.

Proposed landscaping for Phase 1A includes a required 20-foot wide perimeter buffer with a minimum of 2 deciduous trees and 2 evergreen trees per 50-feet of linear perimeter. Additional interior landscaping will likely be provided in the final construction.

Pedestrian traffic will be accommodated by a walking path that will extend through the development and connect to the sidewalk in Third Avenue, allowing for pedestrian access to downtown. A gazebo is also proposed for Phase 1A and will be adjacent to the walking path.

RE: Community Condos of Lake Odessa

Protasiewicz, Larry J. <larryp@spicergroup.com>

Wed 8/2/2023 3:03 PM

To: Zach Voogt <ZVoogt@mbce.com>

Cc: Jeanne Vandersloot <Zoningadmin@msn.com>; bgeiger@lakeodessa.org <bgeiger@lakeodessa.org>; Raymond McDaniel <mcdaniel2009@gmail.com>; Alex DePoy <adepoy@mbce.com>; 'lwharry@ioniacounty.org' <lwharry@ioniacounty.org>; rrose@ioniacounty.org <rrose@ioniacounty.org>; Sovis, Audrey C. <audreys@spicergroup.com>

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Zach,

This plan is approvable for Phase 1a only. We will send a letter of approval. There will need to be a maintenance agreement in place and you will need an SESC permit

Larry Protasiewicz, P.E. | Project Manager
SPICER GROUP, INC.

Office: 989-224-2355 | Cell: 989-928-8013

www.spicergroup.com

Stronger. Safer. Smarter. *Spicer*

From: Zach Voogt <ZVoogt@mbce.com>

Sent: Wednesday, August 2, 2023 11:41 AM

To: Protasiewicz, Larry J. <larryp@spicergroup.com>

Cc: Jeanne Vandersloot <Zoningadmin@msn.com>; bgeiger@lakeodessa.org; Raymond McDaniel <mcdaniel2009@gmail.com>; Alex DePoy <adepoy@mbce.com>

Subject: Community Condos of Lake Odessa

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Hi Larry,

Attached is the concept for storm water management for Phase 1A. Please review and call if you would like to talk through.

Thanks much.

Zachary S. Voogt, P.E. | Project Engineer



2020 Monroe Avenue | Grand Rapids, MI 49505

Office: (616) 363-9801 | Direct: (616) 466-7393 | Cell: (616) 437-1187 | Fax: (616) 363-2480 | zvoogt@mbce.com

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DRAINAGE AREA:

IMPERVIOUS 0.27 ACRES
 PERVIOUS 0.40 ACRES
 TOTALS AREA 0.67 ACRES

WEIGHTED RUNOFF COEFFICIENT = $[(0.27 \times 0.9) + (0.40 \times 0.20)] / 0.67 = 0.48$

IONIA COUNTY DETENTION POND DESIGN CALCULATION SPREADSHEET

Project Name: Community Condos of Lake Odessa Proposed Percent Imperviousness: 40% (K)
 Project Location: Lake Odessa, MI Proposed Runoff "C" Value: 0.48
 Maximum Allowable Outflow (CFS): 0.10 (G)
 Cont. Drainage Area (Acres): 0.67 (L) Storm Recurrence Interval (Yrs): 25

A	B	C	D	E	F	G	H	I	J
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall (Inches)	25-Year Rainfall Intensity (Inch/Hr)	Proposed Runoff Flowrate (CFS)	Proposed Runoff Volume (CFT)	Maximum Allowable Outflow (CFS)	Required Detention Storage (CFT)	Required Retention Storage (CFT)	Total Required Storage (CFT)
5	0.08	0.53	6.36	2.05	614	0.10	599	1216.05	1,815
10	0.17	0.93	5.58	1.79	1,077	0.10	1,047	1216.05	2,263
15	0.25	1.20	4.80	1.54	1,389	0.10	1,344	1216.05	2,560
20	0.33	1.35	4.05	1.30	1,563	0.10	1,503	1216.05	2,719
30	0.50	1.65	3.30	1.06	1,910	0.10	1,820	1216.05	3,036
40	0.67	1.8	2.70	0.87	2,084	0.10	1,963	1216.05	3,179
50	0.83	1.95	2.34	0.75	2,258	0.10	2,107	1216.05	3,323
60	1.00	2.09	2.09	0.67	2,420	0.10	2,239	1216.05	3,455
90	1.50	2.35	1.57	0.50	2,721	0.10	2,449	1216.05	3,665
120	2.00	2.58	1.29	0.41	2,987	0.10	2,625	1216.05	3,841
180	3.00	2.85	0.95	0.31	3,300	0.10	2,757	1216.05	3,973
360	6.00	3.34	0.56	0.18	3,867	0.10	2,782	1216.05	3,998
720	12.00	3.87	0.32	0.10	4,481	0.10	2,310	1216.05	3,526
1080	18.00	4.18	0.23	0.07	4,839	0.10	1,583	1216.05	2,799
1440	24.00	4.45	0.19	0.06	5,152	0.10	810	1216.05	2,026

Total Storage Detention Required Storage (CFT): 3,998

STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
744.00	749.34	N/A	N/A	0.00	N/A	0.00
745.00	3,461.21	1.00	2105.27	2105.27	1940.34	1940.34
746.00	5,193.92	1.00	4327.56	6432.84	4298.36	6238.70